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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bush Development P. O. Box 583 Kosciusko, Mississippi 39090	106-1-158	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (JBH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FESSLERS LANE ASSOCIATES, an Indiana limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to BUSH DEVELOPMENT, a Mississippi PARTNERSHIP general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Applicable building and zoning laws.

3. All matters shown on the Plan of Resubdivision of Lot 8A, Fesslers Lane Business Park, of record at Book 6900, page 767, Register's Office for Davidson County, Tennessee.

4. A Declaration of Protective Covenants and Owners' Association for Fesslers Lane Business Park, of record at Book 6834, page 921, said Register's Office.

5. Lack of direct access to and from controlled access highway I-40.

This is unimproved property, known as Lot 8A of Fesslers Lane Business Park.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Kenny R. Bush
Affiant

Subscribed and sworn to before me this 9th day of November, 1988.

John R. Haynes
Notary Public
My Commission Expires: 5/22/90

NOTARY PUBLIC AT LARGE

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9 day of Nov, 1988.

FESSLERS LANE ASSOCIATES

By: Thomas C. Gibson
Thomas C. Gibson,
Managing General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, Notary Public, Thomas C. Gibson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is managing general partner of FESSLERS LANE ASSOCIATES, an Indiana limited partnership, and is authorized to execute this instrument on behalf of FESSLERS LANE ASSOCIATES.

WITNESS my hand, at office, this 9th day of November, 1988.

John R. Haynes
Notary Public

My Commission Expires: 6/13/90

EXHIBIT A

Lot 8A of Fesslers Lane Business Park

Land in Davidson County, Tennessee, being Lot No. 8A as shown on the Plan of Resubdivision of Lot 8 of Fesslers Lane Business Park, of record at Book 6900, page 767, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to FESSLERS LANE ASSOCIATES, an Indiana limited partnership, by deed from Thomas C. Scott, Trustee, and Hugh Entrekin, of record in Book 6784, page 883, said Register's Office.

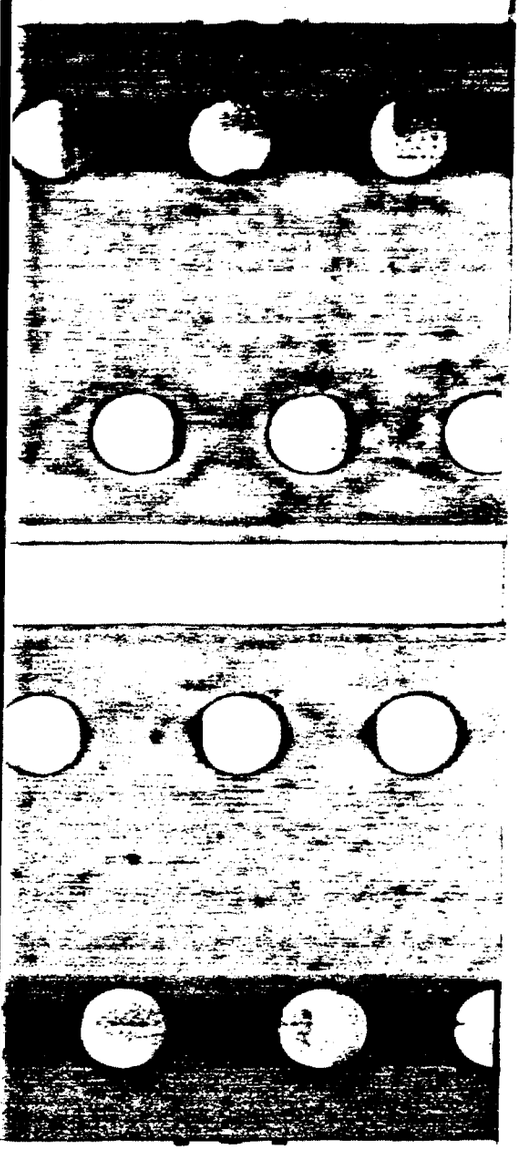
8.4367.

IDENTIFICATION REFERENCE

Nov 9 3 37 PM '88

FELIX Z. WILSON II, REGISTER

488.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 145000.00
CON TX 478.50
PRFEE 0.50
WDEED 9.00
TOTAL 488.00
CHECK 488.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/88 01 15:39 0001 6339

8.43 67.

IDENTIFICATION REFERENCE

Nov 9 3 37 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152914