STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 1989.

Notary Public

My Commission Expires: 9-11-90

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
R. Chancellor Allen and Robert D. Fulcher, III Suite 109 783 Old Hickory Blvd Brentwood, TN 37027	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue N. Nashville, TN 37219	Map 175-0 Parcel 144 5D 26325

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON BUSINESS PARK ASSOCIATES,** a Tennessee joint venture composed of W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R. CHANCELLOR ALLEN AND ROBERT D. FULCHER, III,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Section Two, Jackson Business Park Subdivision, as of record in Book 5200, page 544, Register's Office for said County, and being more particularly described as follows:

Beginning at an iron pin as it presently exists, said pin being the northerly right-of-way of proposed Owen Drive as shown on the Plan of Section One, Jackson Business Park, as of record in Book 5200, page 527, said Register's Office, and being the southeast corner of herein described tract; thence with the northerly right-of-way of said Owen Drive North 81

deg. 59 min. 00 sec. West, 60.00 feet to a concrete monument; thence, continuing with the northerly right-of-way of said Owen Drive and a curve to the right, said curve having a radius of 1046.556 feet, a length of 293.848 feet, to a concrete monument; thence; North 08 deg. 01 min. 00 sec. East, 504.96 feet to an iron pin falling in the southerly line of the John H. Moore, et ux property as of record in Book 542, page 291, said Register's Office; thence, with the southerly line of said John H. Moore's property, South 81 deg. 59 min. 00 sec. East, 350.0 feet to an iron pin, thence; leaving said common line with a new line South 08 deg. 01 min. 00 sec. West 545.94 feet to the point of beginning, and containing 4.296 acres, more or less.

Being part of the same property conveyed to Jackson Business Park Associates, a Tennessee joint venture composed of W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell of record in Book 6089, page 612, Register's Office for said County.

This conveyance is made subject to:

1. Restrictive covenants of record in Book 6060, page 449, Register's Office for said County.

2. All matters shown on the Plan of record in Book 5200, page 544, Register's Office for said County.

This is improved property, known as 3026 Owen Drive
(House Number) (Street)

Nashville, Tennessee 37208
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22ND day of NOVEMBER, 1988.

JACKSON BUSINESS PARK ASSOCIATES,
a Tennessee Joint Venture

By: W. Owen Ferrell
W. Owen Ferrell, Venturer

By: Union Financial Corporation, a Tennessee corporation, Venturer

By: L Randall Travis

Name: L Randall Travis

Title: President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

By: Southeast Venture Companies, a Tennessee corporation, Venturer

By: Joseph V. Ferrell

Name: JOSEPH V. FERRELL

Title: V-Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Owen Ferrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of November, 1988.

Julie A. Bailey
Notary Public

My Commission Expires: July 10, 1990

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L RANDALL TRAVIS 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 PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22ND day of NOVEMBER, 1988.

Wilma Sue Hudgens
Notary Public

My Commission Expires: 6-26-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 7718 PAGE 134

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph V. Ferrell, 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 Vice President of the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22 day of November 1988.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1991

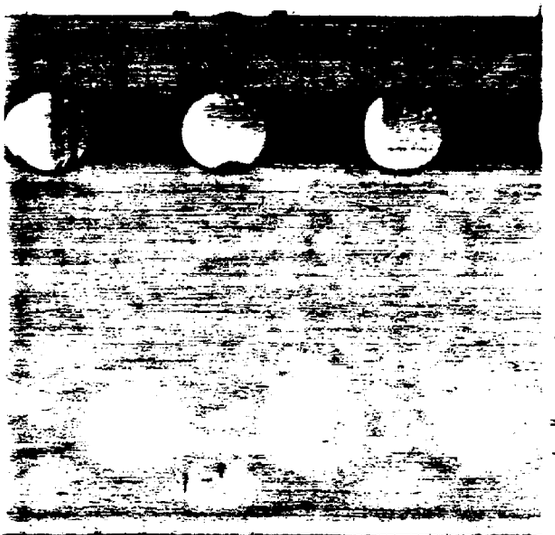
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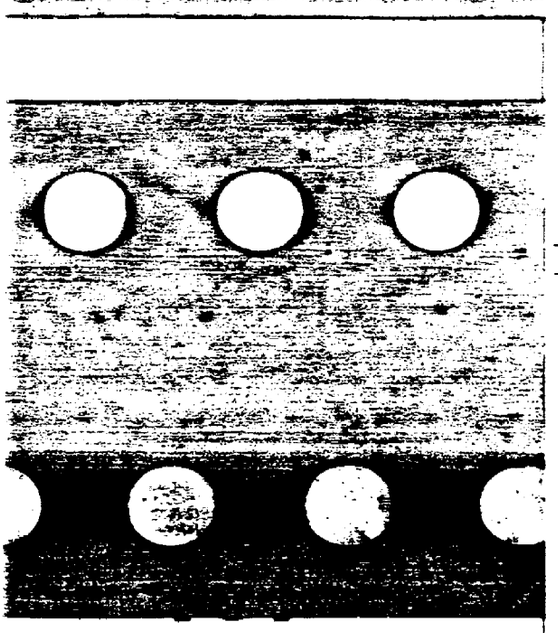
IDENTIFICATION

Dec 2 11 37 AM '88

FILED & RECORDED

3652 12/02 0101 03CHECK 4137.50





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

RECEIVED OF _____

FOR _____

BOOK 7718 PAGE 195

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1250000.00
CON TX 4125.00
PRFEE 0.50
WDEED 12.00
TOTAL 4137.50
CHECK 4137.50

12/02/88 01 11:38 0001 3652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90336

IDENTIFICATION REFERENCE

DEC 2 11 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 159880