SPECIAL WARRANTY DEED

FROM: Raymond Hurd, Trustee,
P. O. Box 524
Goodlettsville, Tn 37072

This instrument was prepared by:
Mimi S. Hurd
P. O. Box 524
Goodlettsville, TN 37072

TO: The James Brothers

Adress New Owner(s) as Follows:

J.F.P. Commercial Properties

2021 Richard Jones Road

Nashville, Tn. 37215

Send Tax Bills To: SAME

Map-Parcel Numbers
105-14-276
Field Book Number
BH-2670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Forty-Two Thousand, Four Hundred Seventy-Two & 89/100 Dollars ($442,472.89).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of February, 1989.

Notary Public

My Commission Expires: May 20, 1992

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Raymond Hurd, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said James Brothers, a Tennessee general partnership comprised of James F. Pilkerton III and William R. Hostettler, its heirs, successors, and assigns, without need for joinder of beneficiary, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, more fully described on Exhibit A attached hereto and by reference incorporated herein.
>
> This conveyance is expressly made subject to those matters set forth on Exhibit B attached hereto and by reference incorporated herein.

This is improved property, known as 700 Craighead Avenue, Nashville, Tennessee. This property is community property and is not the homestead or place of residence of either of the parties or their spouses.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey the same.

And Grantor does further convenant and bind Grantor, his heirs, successors, and assigns, except as to those matters set forth above to which this conveyance is expressly made subject, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

This property is conveyed to Grantee by Grantor "AS IS", without any warranties whatsoever, express or implied, including merchantibility, fitness for a particular purpose or otherwise, except special warranties of title set forth in this special warranty deed. In accepting title to the property, Grantee agrees that it shall be deemed to have satisfied itself as to all matters which it deems material to its purchase of the property, and that it has not received from Grantor any warranties whatsoever with respect to the property, except the special warranties of title set forth in this special warranty deed.

Witness my hand this 28 day of February, 1989

Raymond Hurd, Trustee for Craighead Venture

Raymond Hurd, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Mimi S. Hurd, a Notary Public of said County and State, Raymond Hurd, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1989.

Mimi S. Hurd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: May 20, 1992

17534

IDENTIFICATION REFERENCE

MAR 17 2 39 PM '89

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

DESCRIPTION OF REAL PROPERTY:

Being a parcel of land in the Second Civil District, City of Berry Hill, Davidson County, Tennessee located in the northwest quadrant of the intersection of Craighead Avenue and White Avenue, and being a part of the property conveyed to Kermit C. Stengel, Jr., et al., by deed of record in Book 5218, Page 954, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of White Avenue, said point being S 11° 37' E, 211.72 feet from the southerly margin of Melpark Drive;

Thence, with said westerly margin of White Avenue, S 11° 37' E, 214.77 feet to an iron pin;

Thence, continuing with said westerly margin of White Avenue with a curve to the right 39.82 feet to a point in the northerly margin of Craighead Avenue, said curve having a central angle of 91° 15' 00", a radius of 25.00 feet, a tangent of 25.55 feet, and a chord of S 34° 00' 30" W, 35.74;

Thence, with said northerly margin of Craighead Avenue with a curve to the left 102.31 feet to an iron pin, said curve having a central angle of 03° 58' 49", a radius of 1,472.69 feet, a tangent of 51.17 feet and a chord of S 77° 38' 16" W, 102.29 feet;

Thence, leaving said northerly margin of Craighead Avenue with the easterly line of the property conveyed to George I. Haddad by deed of record in Book 4478, Page 158, Register's Office for Davidson County, N 18° 30' W, 222.86 feet to a point in the southerly line of the property conveyed to the American Cancer Society by deed of record in Book 5833, page 591, Register's Office for Davidson County;

Thence, with a portion of said southerly line of the American Cancer Society and the southerly line of the property conveyed to Financial Institution Services, Inc., by deed of record in Book 5380, page 873, Register's Office for Davidson County, N 71° 04' E, 155.80 feet to the point of beginning.

Containing 32,472 square feet or 0.75 acre, more or less.

Being the same property conveyed to Raymond Hurd, Trustee by deed from Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc. of record in Book 6617, page 952, Register's Office Davidson County.

ENCUMBRANCES

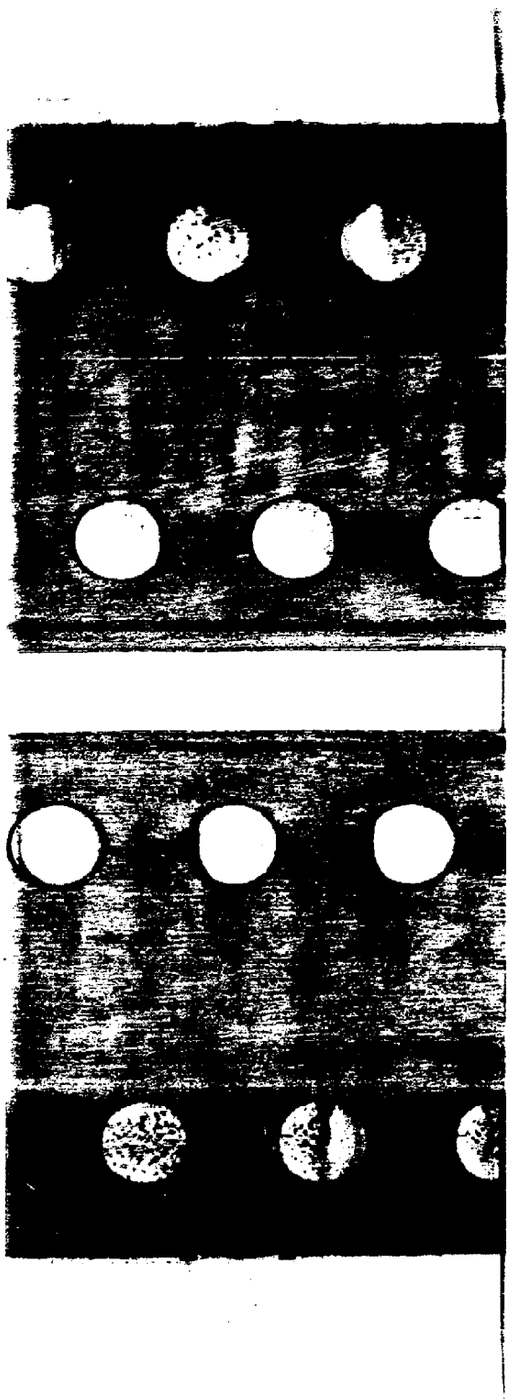
1. The lien for 1988 and 1989 taxes.

2. The survey of Barge, Waggoner, Sumner & Cannon, dated July 29, 1985, shows a 5 foot easement for public utilities along the northerly line of said lot, and a 15 foot sanitary sewer easement along the easterly lot line.

3. Deed of Trust, Assignment of Rents and Security Agreement executed by Raymond Hurd, Trustee, to Warren H. Wild, Jr., Trustee of record in Book 6617, page 959, Register's Office for Davidson County, to secure the payment of one promissory note dated July 30, 1985 in the principal amount of $450,000.00 payable to Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc. according to the terms and conditions therein.

4. Financing Statement filed under the Uniform Commercial Code by Raymond Hurd, Trustee to Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc. in Office of Secretary of State under No. J24655 and in the Office of Register of Davidson County, Tennessee, in Book 6617, page 975.

8989 03/17 2:01 03CHECK 1475.75



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

RECEIVED OF _____

FOR _____

BOOK 7795 PAGE 980

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
442472.89
CON TX 1460.25
PRFEE 0.50
WDEED 15.00
TOTAL 1475.75
CHECK 1475.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0143 0001 6989

17534

IDENTIFICATION REFERENCE

Mar 17 2 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191503