Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Eakin & Smith, L.P. 2100 West End Avenue Suite 950 Nashville, TN 37203	Map #134 Parcel #249	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (KES)
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, EVSVS ASSOCIATES, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents transfers and conveys to EAKIN & SMITH, L.P., a Tennessee limited 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 those matters appearing in Exhibit B, which is attached hereto and incorporated herein by this reference.

This is unimproved property, known as Lot #1 on the Plan of Metroplex Section Twelve.

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.

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.

FILED FOR RECORD
Jul 28 11 02 AM '89
RECORDED

5306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $314,000.00.

John W Eakin
Affiant

Subscribed and sworn to before me this 27th day of July, 1989.

Notary Public
My Commission Expires: 5/20/93

NOTARY PUBLIC AT LARGE STATE OF TENN.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of July, 1989.

EVSVS ASSOCIATES

By: _____
W. Gerald Ezell,
Joint Venturer

By: _____
Richard W. Sorenson,
Joint Venturer

By: _____
George A. Volkert,
Joint Venturer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Daphne L. Garey, Notary Public, W. Gerald Ezell, 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 a joint venturer of EVSVS Associates, a joint venture, and is authorized to execute this instrument on behalf of EVSVS Associates.

WITNESS my hand, at office, this 27 day of July, 1989.

DAPHNE L. GAREY NOTARY PUBLIC AT LARGE

_____
Notary Public

My Commission Expires: July 24, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Richard W. Sorenson, 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 a joint venturer of EVSVS Associates, a joint venture, and is authorized to execute this instrument on behalf of EVSVS Associates.

WITNESS my hand, at office, this ___ day of July, 1989.

FRAN HAYRICK NOTARY PUBLIC

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, George A. Volkert, 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 a joint venturer of EVSVS Associates, a joint venture, and is authorized to execute this instrument on behalf of EVSVS Associates.

WITNESS my hand, at office, this __ day of July, 1989.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Metroplex Section Twelve, of record in Book 6050, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to EVSVS Associates, a Tennessee joint venture by and among W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen and J. Benjamin Steele by deed from EVSV Associates, a Tennessee joint venture of record in Book 5977, page 353, Register's Office for Davidson County, Tennessee.

1. Easement for sanitary sewers and/or storm drainage of record in Book 6112, page 37, Register's Office for Davidson County, Tennessee.

2. Agreements for dedication of easement for sanitary sewers and for storm drainage of record in Book 4435, page 50, said Register's Office with reservation of privileges of free taps to sewer where necessary to serve the grantor's property.

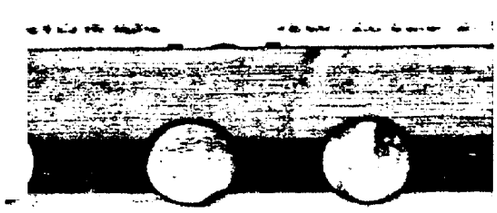
3. Channel and Flood of Sorghum Branch Creek.

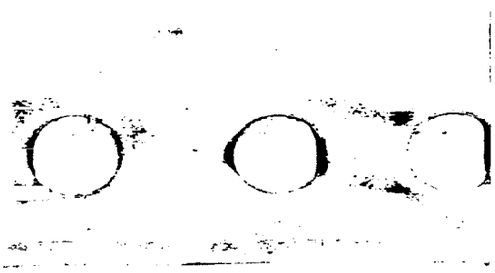
4. Restrictive covenants contained in instrument of record in Book 5653, page 11, and Book 6171, page 692, said Regsiter's Office.

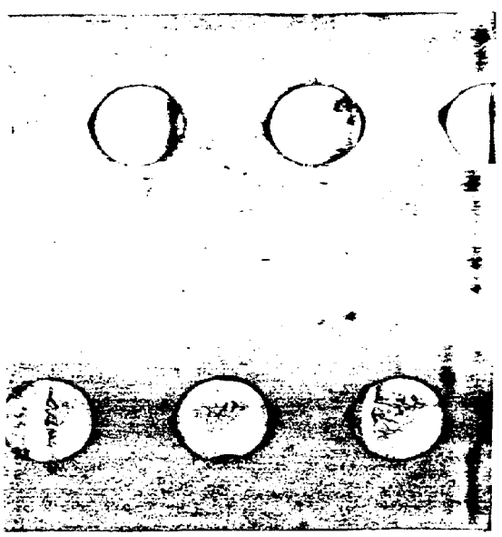
5. Easement for a storm water detention pond of record in Book 6171, page 707, said Register's Office.

6. The Plan of record in Book 6050, page 355, said Register's Office, shows an Owner's Certificate, a 20 foot drainage easement across front line of said lot, a 20 foot utility and drainage easement across west rear corner of said lot, and across rear of said lot, a 24 inch sewer line across west rear corner of said lot, and an 8 inch sewer line across rear of said lot, and an anchor easement 5' x 30' near front easterly corner of said lot of record in Book 5200, page 309, said Register's Office.

7881 07/28 0101 03CHECK 1052.20







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

RECEIVED OF _____

FOR _____

BOOK 7899 PAGE 489

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 314000.00
CON TX 1036.20
PRFEE 1.00
WDEED 15.00
TOTAL 1052.20
CHECK 1052.20

07/28/89 01 11:04 0001 9881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.30611

IDENTIFICATION REFERENCE

JUL 28 11 02 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 233492