Box 18

FRDWP398 07/27/89 jmb

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)(cmc)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 7904 PAGE 95

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Boon Hong Teh 150 DONELSON PK. NASHVILLE TN. 37214	SAME	MAP 96-05 PARCEL 89

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First American National Bank, a national banking association ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Boon Hong Teh ("Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on attached Exhibit A. This is improved property known as 142 Donelson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself its representatives and successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 1st day of August, 1989.

First American National Bank

By: [signature]

Title: S.V.P.

54198

AUG 1 3 49 PM '89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, McCoy C. Zachry, 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 the Senior Vice President of First American National Bank, a national banking association, and is authorized by the national banking association to execute this instrument on behalf of the national banking association.

WITNESS my hand, at office, this 1st day of August, 1989.

Connie M. Cowright
Notary Public

My Commission Expires:

9/26/92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 1989.

Connie M. Cowright
Notary Public

My Commission Expires:

9/26/92

EXHIBIT "A"

Land in the 3rd Civil District of Davidson County, Tennessee, being Parcel No. 89 on Property Map 96-5 and, according to a survey by Cummings Associates, land surveyors, performed on December 24, 1987, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Donelson Pike being the southeast corner of property acquired by S. M. Bradley, et ux, in Book 1909, page 397, Register's Office for Davidson County, Tennessee;

1. Thence South 0 degrees 25 minutes 28 seconds East with the westerly margin on Donelson Pike 149.70 feet to an iron pin;

2. Thence North 87 degrees 13 minutes 46 seconds West 139.11 feet to an iron pin;

3. Thence North 2 degrees 30 mintues 0 seconds East 149.97 feet to an iron pin;

4. Thence South 87 degrees 0 minutes 46 seconds East with Bradley's southerly line; 131.48 feet to the point of beginning, containing 0.465 acres, more or less.

Being the same property conveyed to First American National Bank by deed from T. Andrew Smith, Successor Trustee of record in Book 7891, page 979, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

BOOK 7904 PAGE 98

1. Taxes for 1989, a lien not yet due and payable.

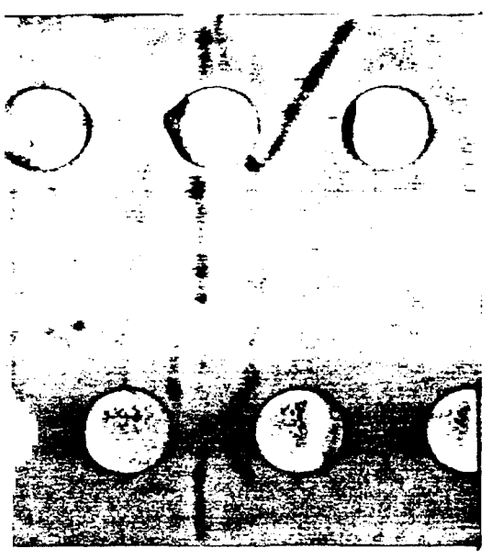
2. All matters shown on the survey of Cummings Associates by William A. Cummings, licensed surveyor, dated 12-24-87, job no. 87-135(S).

3. All applicable building and zoning regulations.

1457 08/01 0101 03CHECK 1745.50







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 99

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 525000.00
CON TX 1732.50
PRFEE 1.00
UNREED 12.00
TOTAL 1745.50
CHECK 1745.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/89 01 15:54 0001 1457

5.4.1.9.8.

IDENTIFICATION REFERENCE

AUG 1 3 49 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 234797