MSPWP281 10/27/89 dr

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

SPECIAL WARRANTY DEED

BOOK 7971 PAGE 756

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
JPS Properties, a Tennessee general partnership 915 Murfreesboro Road Nashville, TN 37217		Map No. 106 Parcel No. 29

Send tax bills to: Owner X
Mortgagee_____

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 with principal offices in Nashville, Tennessee formerly known as First American National Bank of Nashville ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JPS PROPERTIES, a Tennessee general partnership whose only partners are Peggy A. Andrews, John N. Andrews, Jr., and Susan S. Andrews ("Grantee"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein.

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 and its 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.

IN WITNESS WHEREOF, Grantor executed this instrument on this 31st day of October, 1989.

FIRST AMERICAN NATIONAL BANK

By: McCoy C. Zachry

Title: S.V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrie B. Bearden, 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 association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 31st day of October, 1989.

Sherrie B. Bearden
Notary Public

SHERRIE B. BEARDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
May 20, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,450,000.

Affiant

Subscribed and sworn to before me, this 31st day of October, 1989.

Notary Public

My Commission Expires:

May 20, 1992

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Spartan Industries Shopping Center as of record in Book 5200, page 88, Register's Office for Davidson County, Tennessee, as revised in Book 5200, page 152, said Register's Office, being more particularly described as follows:

Beginning on the southwesterly margin of the Murfreesboro Road at the northwest corner of the property conveyed to Taro Properties, Incorporated, a Tennessee corporation, by Deed from Ronald Borod, Trustee, et al., of record in Book 5344, page 993, Register's Office for said County; thence south 39 deg. 45 min. West 150 feet; thence south 50 deg. 15 min. east 150.31 feet to the westerly line of the property conveyed to Holiday Inns of Nashville, Inc.; thence south 39 deg. 38 min. west 188.3 feet; thence south 50 deg. 15 min. east 70 feet to a point; thence south 39 deg. 38 min. west 259.9 feet to a point in the northerly line of the Hill-N-Dale Acres Subdivision as of record in Book 2900, page 34, of said Register's Office; thence with said line north 50 deg. 26 min. west 559 feet to a concrete monument on the southeasterly margin of Foothill Drive; thence with said Drive north 39 deg. 34 min. east 575.10 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet in a northeasterly direction 39.35 feet to a concrete monument on the southwesterly margin of the Murfreesboro Road; thence with said Road south 50 deg. 15 min. east 315 feet to the beginning.

Being the same property conveyed to First American National Bank by General Warranty Deed from J. Michael Tomlin of record in Book 7564, Page 881, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for the year 1989.

2. All matters shown on the plan of record in Book 5200, page 88, Register's Office for said County, as revised in Book 5200, page 152, said Register's Office.

3. Reciprocal parking agreement of record in Book 5344, page 996, said Register's Office, as amended by instrument of record in Book 5417, page 443, said Register's Office.

4. Applicable building and zoning restrictions.

77933

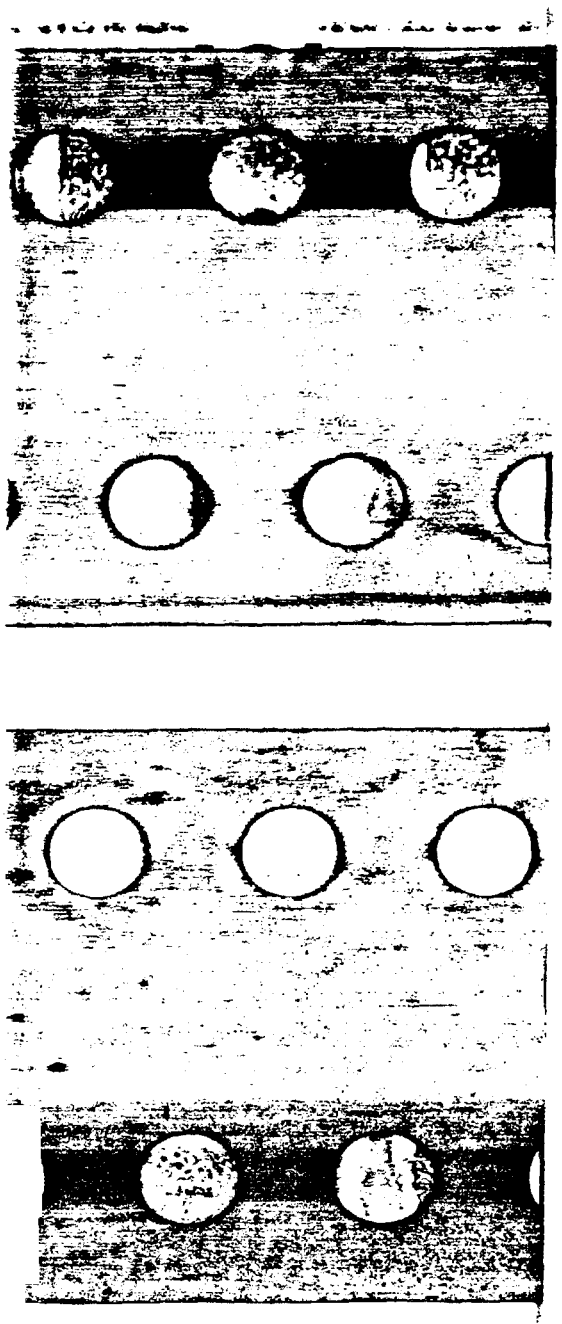
IDENTIF. TREFERENCE

Oct 31 12 58 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

PUSH

0408 10/31 0101 03CHECK 4801.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7971 PAGEE 761

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	1450000.00
			CON TX	4785.00
			PRFEE	1.00
			WDEED	15.00
			TOTAL	4801.00
			CHECK	4801.00
10/31/89	01		12:58 0001	0408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77933

IDENTIF. TREFERENCE

OCT 31 12 58 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262500