SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $643,947.21.

James H. Benson
Affiant

Sworn to and subscribed before me this 31 day of May, 1990.

K. Cliff
Notary Public

My Commission Expires: 1-9-91

IDENTIF. TREFERENCE

JUN 1 9 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

30136

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
James H. Benson, d/b/a M.A.P. Properties 324 Westchester Dr Madison, Tn 37115	Security Federal Savings & Loan 616 Marriott Drive Nashville, Tn 37210
Map - Parcel Number:	
Map 33-16, Parcels 47, 48, 49, 50, 51, 178, 183, 184, 187, 188, 189, 190, & 191	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and the agreement by the Grantee to assume and pay certain deeds of trust, as indicated with the individual properties listing, and other covenants as hereinafter stated, PRIMROSE PROPERTIES I, LTD., a limited partnership organized under the laws of the state of Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto JAMES H. BENSON, d/b/a M.A.P. PROPERTIES, hereinafter called the Grantee, his successors and assigns, the following described properties, to wit:

Map 33-16, Parcel 50.

124-126 Slayton Court, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 17 on the Plat of Primrose Meadows, Section I, of record in Book 4675, page 62, Register's Office for said County.

Deed of Trust of record in Book 5758, page 54, as modified by instrument of record in Book 5882, page 722, said Register's Office.

Map 33-16, Parcel 51.

128-130 Slayton Court, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 18 on the Plat of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5758, page 71, as modified by instrument of record in Book 5882, page 714, said Register's Office.

Map 33-16, Parcel 49.

120-122 Slayton Court, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 16 on the Plat of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5758, page 57, as modified by instrument of record in Book 5882, page 718, said Register's Office.

Map 33-16, Parcel 47.

112-114 Slayton Court, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5777, page 525, as modified by instrument of record in Book 5882, page 710, said Register's Office.

Map 33-16, Parcel 48.

116-118 Slayton Court, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 15 on the Plat of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Deed of Trust of record in Book 5777, page 530, as modified by instrument of record in Book 5882, page 706, said Register's Office.

Map 33-16, Parcel 191.

228-230 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 231, as modified by instrument of record in Book 5882, page 674, said Register's Office.

Map 33-16, Parcel 190.

232-234 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 236, as modified by instrument of record in Book 5882, page 682, said Register's Office.

Map 33-16, Parcel 189.

236-238 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 241, as modified by instrument of record in Book 5882, page 686, said Register's Office.

Map 33-16, Parcel 188.

240-242 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 221, as modified by instrument of record in Book 5882, page 690, said Register's Office.

Map 33-16, Parcel 178.

241-243 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5738, page 715, as modified by instrument of record in Book 5882, page 698, said Register's Office.

Map 33-16, Parcel 187.

244-246 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5675, page 226, as modified by instrument of record in Book 5882, page 678, said Register's Office.

Map 33-16, Parcel 183.

305-307 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5738, page 710, as modified by instrument of record in Book 5882, page 702, said Register's Office.

Map 33-16, Parcel 184.

309-311 Connare Drive, Madison, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for said County.

Deed of Trust of record in Book 5738, page 705, as modified by instrument of record in Book 5882, page 694, said Register's Office.

All of the above described properties being part of the same properties conveyed to Primrose Properties I, Ltd., a limited partnership organized under the laws of the state of Tennessee, by deed from Charles C. Brown, Trustee with full

power, and Charles C. Brown, individually, of record in Book 5882, page 667, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever.

This conveyance of the properties herein described, and all covenants and warranties contained herein, are made expressly subject to the following:

(a) Restrictions of record in Book 4737, page 81, and Book 5039, page 484 (Section 1), and in Book 5039, page 481 (Section 2), said Register's Office.

(b) Setback lines, easements and limitations as shown on the Plans of record in Book 4860, page 105 (Sec. 2), in Book 4675, page 18 (Sec. 1), and in Book 5210, page 375 (Rev. Lots 8, 9, 10 (Sec. 1).

(c) Subject to TVA right-of-way as shown on said plans and any limitations placed by TVA upon said easement.

(d) Sanitary sewer easement of record in Book 5116, page 352, said Register's Office

Grantor covenants to warrant and forever defend the title to the properties to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS my hand, this 31 day of May, 1990.

PRIMROSE PROPERTIES I, LTD., a Limited Partnership

By: UNION STREET PROPERTIES, INC., General Partner

By: Thomas M. Patton - President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

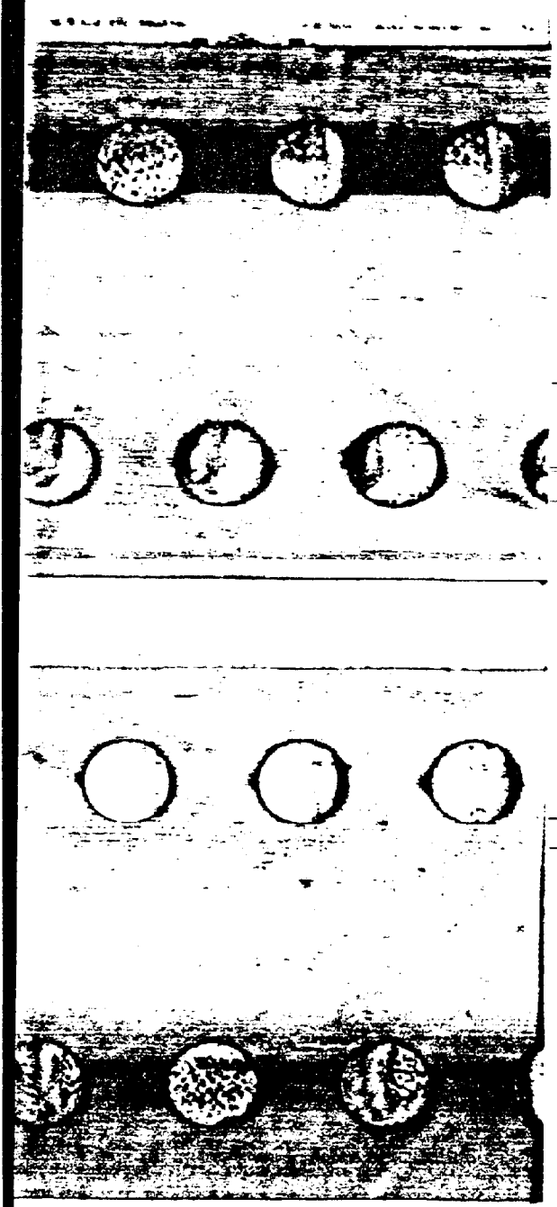
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Patton, the President of UNION STREET PROPERTIES, INC., a General Partner of PRIMROSE PROPERTIES I, LTD., a Limited Partnership, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that He was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of May, 1990.

NOTARY PUBLIC

My Commission Expires:

1-9-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 642

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

	AMT
	643947.31
CON TX	2124.87
PRFEE	1.00
WDEED	12.00
TOTAL	2137.87
CHECK	2137.87

06/01/90 01 09:50 0001 5995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30136

IDENTIF. REFERENCE

JUN 1 9 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323703