Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J. B. Eatherly 1500 Clinton Street Nashville, TN 37203	92-12-481	same

This instrument prepared by: Boult, Cummings, Conners & Berry
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, FIRST AMERICAN TRUST COMPANY, N.A., successor to First American National Bank of Nashville, Executor and Trustee under the Will of Deane M. Schwab, deceased, of record in Will Book 40, page 579, Chancery Court Clerk's Office for Williamson County, Tennessee and Book 8131, page 443, Register's Office for Davidson County, Tennessee, by that certain Summary of Agreement to Transfer Fiduciary Accounts from First American National Bank of Nashville to First American Trust Company, N.A., recorded in Book 6755, page 585, Register's Office for Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to J. B. EATHERLY (the "Grantee"), Grantee's heirs 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 5190, page 16, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of a Lease between Tennessee Speed Sport and National Advertising Company of record in Book 5528, page 448, R.O.D.C.

This is improved property, known as 1712 West End Avenue, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $404,765.00.

J. B. Eatherly
Affiant

Subscribed and sworn to before me this 14th day of June, 1990.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/94

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs 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 heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor executes this Deed in its fiduciary capacity as Successor Trustee under the Will of Deane M. Shwab, but not individually or otherwise. Further, the representations and warranties made herein are limited to those representations and warranties which a fiduciary can and should make.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of June, 1990.

FIRST AMERICAN TRUST COMPANY, N.A., TRUSTEE

By: Patricia Baker

Title: Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B Lane, Notary Public, Patricia Baker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Vice President of FIRST AMERICAN TRUST COMPANY, N.A., Trustee, and is authorized to execute this instrument on behalf of FIRST AMERICAN TRUST COMPANY, N.A.

WITNESS my hand, at office, this 14th day of June, 1990.

Loretta B Lane
Notary Public

My Commission Expires: 9/23/92

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WP:LBLEathSWD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tennessee Speed Sport, as of record in Book 5190, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a P.K. nail in the northerly margin of West End Avenue, said point being the S.E. corner of the 1720 West End Limited property of record in Book 6352, page 226, Register's Office for Davidson County, Tennessee; thence with the easterly boundary line of the said 1720 West End Limited, North 31 deg. 12' 15" West 160.88 feet to an iron pin in the southerly margin of a 20 foot alley; thence with the margin of said alley, North 58 deg. 45' East 117.00 feet to an iron pin being the N.W. corner of lot No. 1 of Boyd Home Tract Resubdivision of a part of Lot 135 of record in Book 4460, page 122, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of said subdivision South 31 deg. 12' 15" East 160.88 feet to a point in the northerly margin of West End Avenue; thence with same South 58 deg. 45' West 117.00 feet to the point of beginning.

Being the same property conveyed to Deane M. Shwab by deed from P. M. French and J. W. Fite of record in Book 1452, page 533, Register's Office for Davidson County, Tennessee, and by deed from Roesch-Patton Company, Inc., a Tennessee corporation, of record in Book 3987, page 957, said Register's Office and being property devised to First American National Bank of Nashville, Executor and Trustee under the Will of Deane Mason Shwab, deceased of record in Will Book 40, page 579, Chancery Court Clerk's Office for Williamson County, Tennessee and Book 8131, page 443, Register's Office for Davidson County, Tennessee. Fiduciary Accounts transferred from First American National Bank of Nashville to First American Trust Company, N.A. by agreement of record in Book 6755, page 585, R.O.D.C.

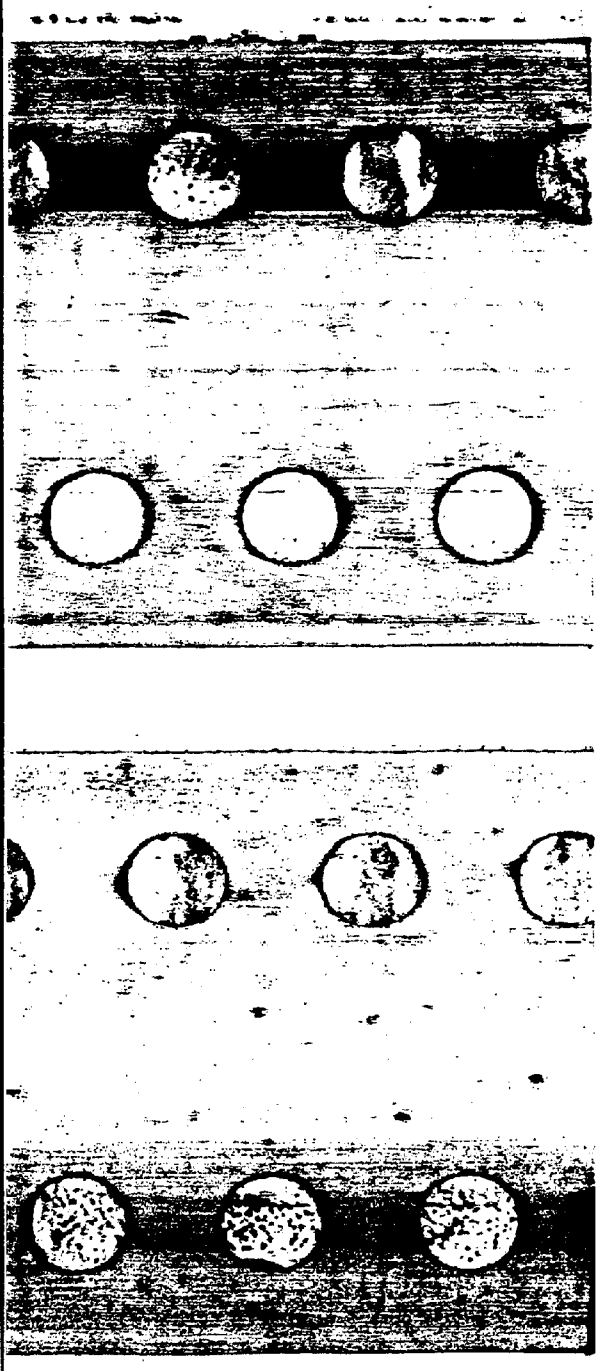
34060

IDENTIFICATION REFERENCE

JUN 14 12 14 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0559 06/14 0101 03CHECK 1345.84



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

RECEIVED OF _____

FOR _____

BOOK 8131 PAGE 464

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

CAMT 404765.00
CON TX 1335.84
PRFEE 1.00
WDEED 9.00
TOTAL 1345.84
CHECK 1345.84

06/14/90 01 12:16 0001 0559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34060

IDENTIFIT REFERENCE

JUN 14 12 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328209