Box 37
LL

BOOK 8141 PAGE 91

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
20th & Church Street Properties, Inc. 1915 State Street Nashville, TN 37203	92-12-278	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 Trustee (the "Grantor") has bargained and sold, and by these presents transfers and conveys to 20TH & CHURCH STREET PROPERTIES, INC. (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 the following:

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

2. Unrecorded lease and amendments thereto between First American Trust Company, N.A., Trustee and Allright Nashville Parking dated November 13, 1984.

This is unimproved property located at 1924 Church Street, Nashville, Tennessee.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,500.00.

Robert E. McCreesh
Affiant

Subscribed and sworn to before me this 29 day of June, 1990.

Notary Public
My Commission Expires: [illegible]

Grantor executes this Deed in its fiduciary capacity as Successor Trustee, 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 29th day of June, 1990.

FIRST AMERICAN TRUST COMPANY, N.A., TRUSTEE

By: P. A. Barker

Title: Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Patricia Barker, 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., a banking association, and is authorized to execute this instrument on behalf of FIRST AMERICAN TRUST COMPANY, N.A.

WITNESS my hand, at office, this 29 day of June, 1990.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

37958

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EXHIBIT A BOOK 8141 PAGE 912

Land in the 9th Ward of the City of Nashville, in Davidson County, Tennessee, being the westerly part of Lot No. 1 on the Plan of Murphy Land Company's Division "A" being a Subdivision of Lots Nos. 260 and 261 on the Plan of the Boyd Home Tract, as of record in Book 161, page 113, Register's Office for said County.

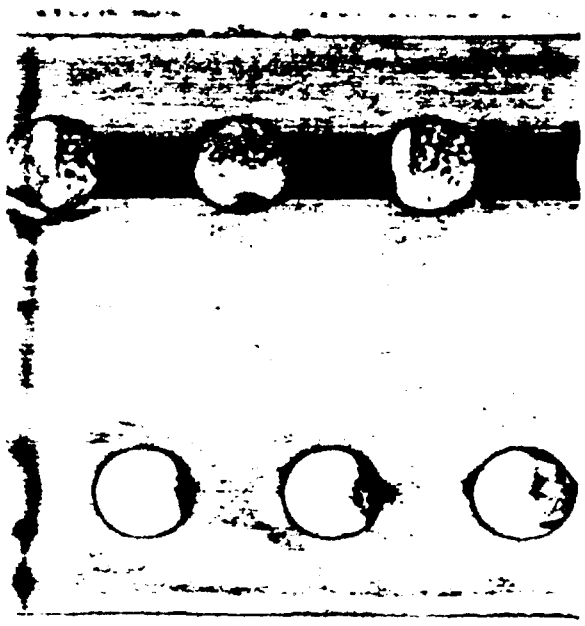
Said part of Lot No. 1 fronts 49.60 feet on the northerly side of Church Street as widened, and runs back between parallel lines, with the easterly margin of 20th Avenue, North, formerly Boyd Avenue, 163.00 feet, more or less, to an alley.

Being the same property conveyed to First American National Bank, Trustee, with full power by deed from James C. Overall and wife, Evelyn Overall, and Joseph M. Strayhorn and wife, Catherine M. Strayhorn of record in Book 2641, page 615, Register's Office for Davidson County, Tennessee. By instrument of record in Book 6755, page 585, Register's Office for Davidson County, Tennessee, First American Trust Company, a national trust association was appointed Successor Trustee to First American National Bank, Trustee.

Said parcel being shown on survey dated June 27, 1990, made by John Kohl and Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203 (Patrick S. Coode, Registered Land Surveyor, No. 855).

WP:LBLHighWD2

5290 06/29 0101 03CHECK 711.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 913

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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
212500.00
CON TX 701.25
PRFEE 1.00
MDEED 9.00
TOTAL 711.25
CHECK 711.25
06/29/90 01 12:33 0001 5290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.958

JUN 29 12 32 PM '90

No. 332883