Box 37 L

BOOK 8141 PAGE 911

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
20th & State Street Properties, Inc. 1415 State Street Nashville, TN 37203	92-12-274	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 to First American National Bank, Trustee (the "Grantor") has bargained and sold, and by these presents transfers and conveys to 20TH & STATE 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 1919 State 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.

Affiant

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

Notary Public
My Commission Expires: January 11, 1992

JUN 29 12 32 PM '90

37959

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 29 day of June, 1990.

FIRST AMERICAN TRUST COMPANY, N.A., TRUSTEE

By: _____

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 29th day of June, 1990.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Murphy Land Company's Division "A" of record in Book 161, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 49.90 feet on the southerly side of State Street and runs back between lines 170.7 feet to an alley and measures 49.80 feet more or less on said alley.

Being the same property conveyed to First American National Bank, Trustee under Trust Instrument dated November 21, 1956 by deed from Theodore W. Davis and wife, Edna Tharp Davis of record in Book 2641, page 607, 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:LBLHighSWD

5291 06/29 0101 03CHECK 711.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 917

CONVEYANCE	CC CERTIFIED COPY		MISC MISCELLANEOUS
MTG 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	
			WDEED 9.00	
			TOTAL 711.25	
			CHECK 711.25	
06/29/90	01		12:34 0001 5291	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37959

RECEIVED FOR RECORD

JUN 29 12 32 PM '90

FELIX Z. WILSON, II

REGISTER

No. 33288