Document #10904 06/29/90 jef

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

Box 18

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
Junior Corporation P. O. Box 110172 Nashville, TN 37222	Same	Map 82-13 Parcel 358

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JUNIOR CORPORATION, a Tennessee corporation ("Grantee") certain real property in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 on the plan of Stockyards Business Center, Section Two, of record in Book 6200, page 816, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

BEING THE SAME property conveyed to Grantor by Substitute Trustee's Deed from Guaranty Title Company, Substitute Trustee, of record in Book 8101, page 810, and re-recorded in Book 8136, page 838, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as 921 Second Avenue North, Nashville, Tennessee 37201.

For the consideration aforesaid, Grantor hereby assigns to Grantee all of its right, title and interest in, to and under the Lease (as hereinafter defined), and Grantee hereby assumes all of the duties and obligations of the lessor under said Lease.

Grantor covenants and binds itself, its successors and assigns 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, but not further or otherwise. Without limitation of the foregoing, this conveyance is made specifically subject to the following:

1. The lien of current real property taxes, which have been prorated and assumed by Grantee.

2. Lease Agreement dated November 29, 1988, by and between Calvin L. Tate, as lessor, and Alcoa Recycling Company, Inc., as lessee, as amended by instrument dated

August 23, 1989, by and between Calvin L. Tate and Alcoa Recycling Company, Inc. (collectively the "Lease").

3. Matters set forth on the plan of Stockyards Business Center, Section Two, of record in Book 6200, page 816, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument or have caused this instrument to be executed on this 11 day of July, 1990.

GRANTOR:

FIRST AMERICAN NATIONAL BANK

By: Brent L Boosdall S.V.P.
TITLE

GRANTEE:

JUNIOR CORPORATION

By: _____
TITLE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $410,000.00.

_____
Affiant

Subscribed and sworn to before me, this 11th day of July, 1990.

Rebecca B. Davidson
Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE DAVIDSON

My Commission Expires:

My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, a Notary Public, Robert L. Goodall, 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 a(n) Senior Vice-President of FIRST AMERICAN NATIONAL BANK, a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS my hand, at office, this 11th day of July, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, a Notary Public, Cason S. Dickinson, 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 President of JUNIOR CORPORATION, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 11th day of July, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

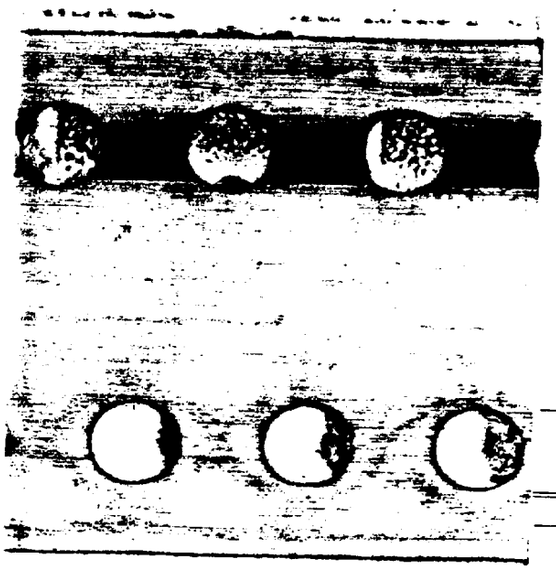
4069

IDENTIFICATION REFERENCE

JUL 11 3 07 PM '90

FELIX P. WILSON, REGISTER
DAVIDSON COUNTY, TN

9079 07/11 0101 03CHECK 1363.00



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

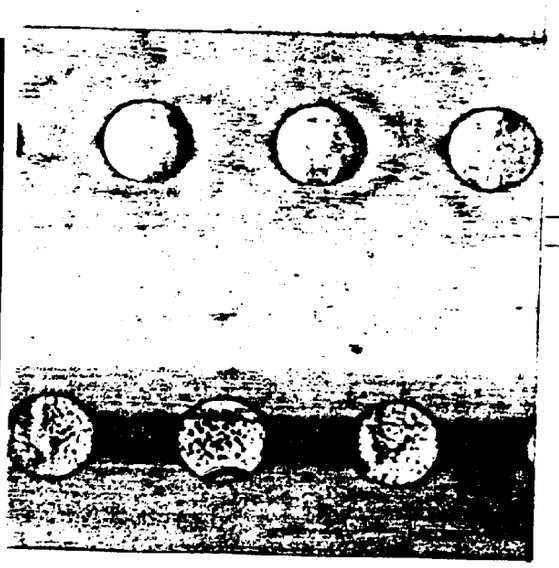
RECEIVED OF _____

FOR _____

BOOK 8150 PAGE 482

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	
				410000.00
			CON TX	1353.00
			PRFEE	1.00
			MDEED	9.00
			TOTAL	1363.00
			CHECK	1363.00
07/11/90	01		15:09 0001	9079



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40669

IDENTIFICATION REFERENCE

Jul 11 3 07 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 335938