#14001 07/11/90 ccg

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Jerome B. Guttman and Mandell L. Cypress 95 White Bridge Road Suite 409 Nashville, TN 37205	same	Map No. 161 Parcel No. 218

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association with principal offices in Nashville, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JEROME B. GUTTMAN AND MANDELL L. CYPRESS, as tenants in common ("Grantees"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees, their successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of July, 1990.

FIRST AMERICAN NATIONAL BANK

By: Stephen E. Davis

Title: Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael S. Peek, a Notary Public, Stephen E. Davis, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of First American National Bank, a national banking association, and is authorized by the association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 13th day of July, 1990.

Michael S. Peek
Notary Public

My Commission Expires:

November 12, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value (whichever is greater) for this transfer is $750,000.00

Affiant Jerome B Gruttman

Subscribed and sworn to before me, this 13th day of July, 1990.

Michael S Pulk
Notary Public

My Commission Expires:

November 12, 1990



EXHIBIT A

Real Property Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Old Hickory Boulevard west of Nolensville Road, being a part of Lot No C-4 as shown on the plan of Revision of Reserve Parcel C-4, Brentwood East Commercial Park as of record in Book 6200, Page 764, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, as widened said point being westerly 675 feet, more or less, from the westerly margin of Nolensville Road;

THENCE, leaving said margin with the westerly line of Lot No. 7 as shown on the plan of Resubdivision of Reserve Parcel "C-2", Brentwood East Commercial Park as of record in Book 6250, Page 781, R.O.D.C. S 02° 23' 37" E, 111.97 feet to a point;

THENCE, continuing with said line S 21° 05' 59" W, 289.47 feet to a point;

THENCE, N 69° 01' 15" W, 106.21 feet to a point;

THENCE, N 02° 26' 11" W, 355.65 feet to a point in the southerly margin of Old Hickory Boulevard as widened;

THENCE, with said margin in with a curve to the left 214.18 feet to the point of beginning, said curve having a central angle of 04° 13' 18", a radius of 2,906.79 feet and a chord of S 86° 56' 34" E, 214.13 feet;

Containing 64,911 square feet or 1.49 acres more or less.

Being the same property conveyed to Grantor by trustee's deed from Kenneth H. Maloy, Trustee, of record in Book 8128, page 63, Register's Office of Davidson County, Tennessee, as corrected by instrument of record in Book 8149, page 603 said Register's Office.

EXHIBIT B

1. Applicable building and zoning laws.

2. Encroachments, easements and other matters shown on the As-Built Survey dated July 9, 1990 prepared by William C. Watson (TN. Lic. No. 1487) of Barge, Waggoner, Sumner & Cannon, Inc.

3. 1990 taxes, a lien not yet due and payable.

4. Evidence of Lease of record in Book 7612, page 49, Register's Office of Davidson County, Tennessee by and between Firestone Center Limited Partnership and Firestone Tire & Rubber Company.

5. Water line easement, pump station easement dedicated by agreement of record in Book 5087, page 360, said Register's Office.

6. Declaration of Easements and Covenants contained in instrument of record in Book 7572, page 297, said Register's Office.

7. The minimum building setback lines, rights of way, easements and notes shown on Plan of record in Book 6200, page 764, said Register's Office.

8. Overhead Line Easement of record in Book 6769, page 189, said Register's Office.

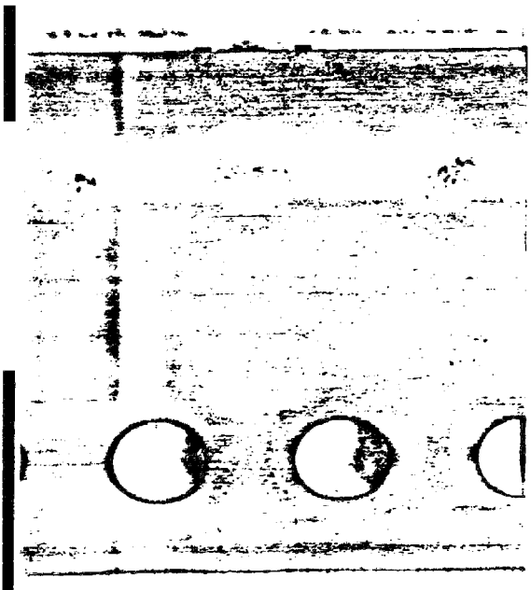
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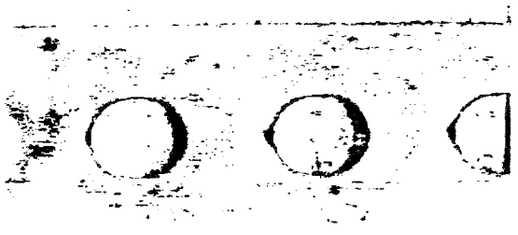
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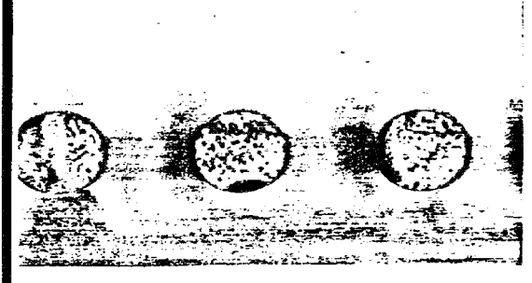
JUL 13 3 53 PM '90

FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN

3004 07/13 0101 03CHECK 2491.00







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 750000.00
CON TX 2475.00
PRFEE 1.00
WDEED 15.00
TOTAL ~~2491.00~~
CHECK ~~2491.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/90 01 15:57 0001 0004

41406

IDENTIFICATION REFERENCE

JUL 13 3 54 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 336847