Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me this 20th day of September, 1990.

Notary Public

My Commission expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
c/o Edward T. Brading
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Specialized Assays, Inc. 210 12th Avenue, South Nashville, Tennessee 37203	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	93-9-303 8W01505 93-13-90 8W5580

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a federally chartered savings and loan association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SPECIALIZED ASSAYS, INC.**, a Tennessee corporation, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Map 93-9, Parcel 303

Land in Davidson County, Tennessee, being Lots 300, 301 and 302 on the Plan of McNairy's West Nashville Lots as of record in Minute Book "C" pages 136 and 137 and Plan Book 1, page 15, Chancery Court, Nashville, Tennessee, and being more particularly described as follows:

Beginning at a point in the southeast intersection of the right of way of 12th Avenue, South and Laurel Street; thence with the southern right of way margin of Laurel Street N 62° 24′ 54″ E 150.0 feet to an iron pin; thence leaving said right of way S 27° 24′ E 175.0 feet to an iron pin in the northern margin of a 12 foot alley; thence with said right of way S 62° 24′ 54″ W 150.0 feet to an iron pin in the eastern right of way margin of 12th Avenue South; thence with said right of way N 27° 24′ W 175.0 feet to the point of beginning, according to the survey of Howard W. Anderson, Tennessee License No. 527, Job No. 3354-90, A & A Engineers, Inc., P. O. Box 40048, Nashville, Tennessee 37204.

Map 93-13, Parcel 90

Land in Davidson County, Tennessee, being Lot 333 on the Plan of McNairy's West Nashville Lots as of record in Minute Book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court, Nashville, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly right of way margin of 12th Avenue, South, being 187 feet south of the southerly right of way margin of Laurel Street; thence leaving said right of way N 62° 24′ 54″ E 150 feet along the southerly margin of a 12 foot alley to an iron rod; thence leaving the alley S 27° 24′ E 50 feet to a point; thence S 62° 24′ 54″ W 150 feet to an iron pin in the easterly margin of 12th Avenue, South; thence with the easterly right of way margin of 12th Avenue, South N 27° 24′ W 50 feet to the point of beginning, according to the survey of Howard W. Anderson, Tennessee License No. 527, Job No. 3354-90, A & A Engineers, Inc., P. O. Box 40048, Nashville, Tennessee 37204.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Union Financial Corporation, Substitute Trustee, of record in Book 8098, page 380, Register's Office for Davidson County, Tennessee.

This is improved property, known as 303-306 12th Avenue, South, Nashville, Tennessee 37203.

This conveyance is subject to the following:

1. Any and all unpaid taxes.

2. Easement for sewer as shown on Metro Engineer's Map, not of record.

3. Rights or claims of tenants in possession.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS this 20 day of September, 1990.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Mel Gugino

Name: MEL GUGINO.

Title: VICE PRESIDENT

Sep 21 10 02 AM '90

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357 09/21 0101 03CHECK 1478.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mel Gagino 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 Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of September, 1990.

Notary Public

My Commission Expires: 1/23/94

OFFICIAL RECEIPT

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



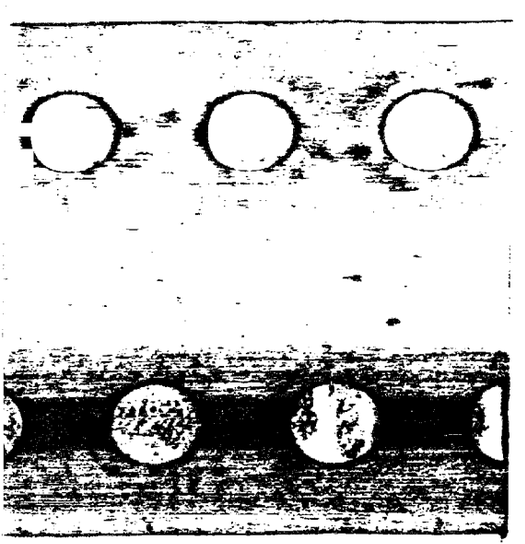
RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 450

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
	445000.00
CON TX	1468.50
BANK	1.00
MDEED	9.00
TOTAL	1478.50
CHECK	1478.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/90 01 10:06 0001 0857

5 8 9 7 0

IDENTIFICATION REFERENCE

SEP 21 10 02 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 357478