File 57

Address New Owner as follows: Send tax bills to: Map-Parcel:

Association for Guidance, Aid Placement and Empathy
2702 Nolensville Road
Nashville TN 37211

Same

132-16-0

BOOK 8280 PAGE 351

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Third National Bank as Ancillary Trustee for the NCNB National Bank of North Carolina as Trustee of the NCNB Real Estate Fund**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **ASSOCIATION FOR GUIDANCE, AID, PLACEMENT AND EMPATHY**, a Tennessee corporation, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor, but not further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of JANUARY, 1991.

8805U

IDENTIF. TREFERENCE

JAN 23 3 28 PM

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

THIRD NATIONAL BANK, as
Ancillary Trustee for
NCNB National Bank of
North Carolina as trustee
for the NCNB Real Estate
Fund

By: _____

Title: SENIOR VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEONARD WOOD, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized officer of THIRD NATIONAL BANK, as Ancillary Trustee for NCNB National Bank of North Carolina as trustee for the NCNB Real Estate Fund, the bargainor, and that he as such authorized officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the bank by himself as such authorized officer.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22 day of JANUARY, 1991.

NOTARY PUBLIC

My commission expires: [illegible] 24, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $139,500.00.

AFFIANT

Sworn to and subscribed before me this 22 day of JANUARY, 1991.

NOTARY PUBLIC

My commission expires: [illegible] 24, 1993

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, being Lot No. 4 shown on the Resubdivision of Lot No. 1, Section 5, Grassmere, as of record in Book 7900, page 240, R.O.D.C., located between Trousdale Drive and the CSX Transportation Railroad, north of Elysian Fields Road and south of Grassmere Park Drive, and being more particularly described as follows:

BEGINNING at a point on the westerly margin of Trousdale Drive, said point being approximately 200 feet southwesterly from the extended centerline of Grassmere Park Drive;

THENCE, with said margin S 39° 28' W, 504.00 feet to a point, said point being approximately 215 feet northeasterly from the extended northerly margin of Elysian Fields Road;

THENCE, leaving said margin of Trousdale Drive, N 50° 13' 00" W, 105.08 feet to a point on the easterly margin of the CSX Transportation Railroad;

THENCE, with said margin N 39° 47' E, 503.43 feet to a point;

THENCE, leaving said margin S 50° 32' E, 102.30 feet to the westerly margin of Trousdale Drive, the point of beginning.

Containing 52,229 square feet or 1.20 acres.

Being the same property conveyed to Third National Bank as Ancillary Trustee for the NCNB National Bank of North Carolina as Trustee of the NCNB Real Estate Fund by deed from Thomas C. Scott, Trustee, of record in Book 6620, page 855, Register's Office for Davidson County, Tennessee.

The above description is contained on that certain survey prepared by Wendall H. Talley, Tenn. Reg. No. 785, dated January 8, 1991.

EXHIBIT "B"

(1) Those matters as they appear on the Plan of the Resubdivision of Lot 1 of Section Five, Grassmere, of record in Book 7900, page 240, Register's Office for Davidson County, Tennessee.

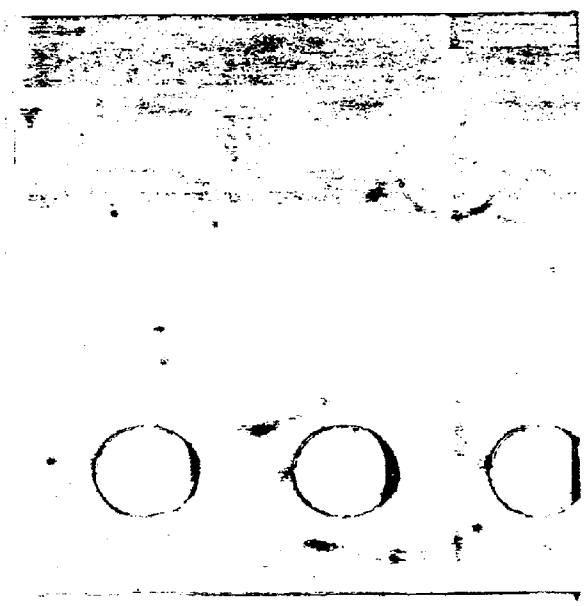
(2) Utility easement of record in Book 5060, page 180, Register's Office for Davidson County, Tennessee.

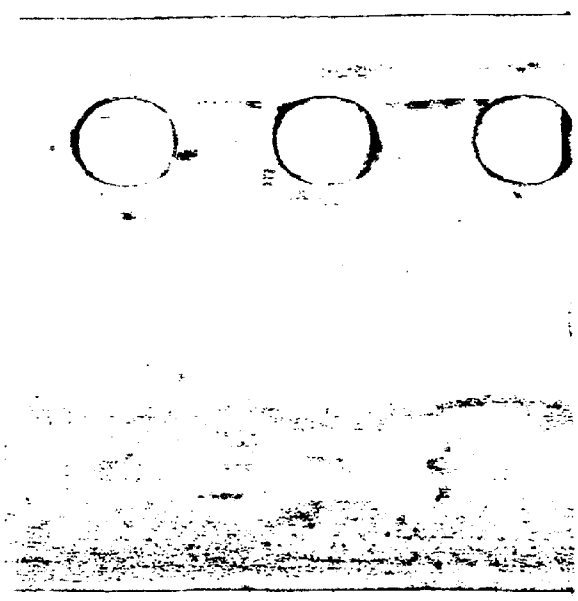
(3) Twenty foot public utility easement along southeasterly boundary of property and parallel to westerly margin of Trousdale Drive.

(4) Restrictive covenants of record in Book 7235, page 244, Register's Office for Davidson County, Tennessee.

(5) Access from the subject real estate on to Trousdale Drive is limited to area shown as "joint access easement" or "access" on the Plan of record in Book 7900, page 240, Register's Office for Davidson County, Tennessee.

(6) 1991 real estate taxes which Grantee assumes and agrees to pay.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 355

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 139500.00
CON TX 460.35
PRFEE 1.00
WDEED 12.00
TOTAL 473.35
CHECK 473.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88050

IDENTIF. REFERENCE

JAN 23 3 28 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391592