Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John A. Harwell 5341 Webber Road Hermitage, TN 37076	Map 96-01 Parcel 13	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, FENNER-SPELMAN, L.P., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to JOHN A. HARWELL (the "Grantee"), Grantee's heirs 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. Matters shown on survey of Fenner-Spelman Corporation property dated March 19, 1991, revised March 20, 1991, last revised March 22, 1991, prepared by John D. McCormick, Surveyor License No. 674.

This is improved property, known as 2736 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs 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 heirs 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 $83,000.00.

John A. Harwell
Affiant

Subscribed and sworn to before me this 9th day of April, 1991.

Loretta B. Lamb
Notary Public
My Commission Expires: 3/23/94

NOTARY PUBLIC

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of April, 1991.

FENNER-SPELMAN, L.P., a Tennessee limited partnership

By: F-S Management, Inc., General Partner

By: Richard F. Cummins

Title: President

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Richard F. Cummins, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the President of F-S Management, Inc., a corporation, and that said corporation is a general partner of FENNER-SPELMAN, L.P., a Tennessee limited partnership, and is authorized by said corporation, said corporation being authorized by FENNER-SPELMAN, L.P. to execute this instrument on behalf of FENNER-SPELMAN, L.P.

WITNESS my hand, at office, this 9th day of April, 1991.

Loretta B. Lane
Notary Public

My Commission Expires: 2/25/94

wp:LBLFSSWD

EXHIBIT A

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Subdivision of the Jere Bowen land, as of record in Plan Book 2, page 134, Chancery Court at Nashville, Tennessee.

BEGINNING at an iron pin in the northerly margin of Lebanon Pike (U.S. Highway #70), said pin being located approximately 221.6 feet west of the intersection of Old Lebanon Pike and Lebanon Pike (U.S. Highway #70), said point being the southwesterly corner of the property herein described;

THENCE along said margin of Lebanon Pike S 74° 02' E a distance of 221.60 feet to a point of curve;

THENCE along a curve to the left with a radius of 6.5 feet a distance of 16.69 feet to a point in the southwesterly margin of Old Lebanon Pike;

THENCE with said margin of Old Lebanon Pike N 40° 00' 20" W a distance of 203.40 feet to a spike in a concrete curb;

THENCE S 40° 13' 37" W a distance of 137.98 feet to the point of beginning and containing 0.348 acre more or less.

Being the same property conveyed to Fenner-Spelman, L.P., a Tennessee limited partnership by deed from Fenner-Spelman Corporation, a Tennessee corporation of record in Book 7739, page 114, and as corrected by deed of correction of record in Book 8294, page 70, Register's Office for Davidson County, Tennessee.

Being the same property as described according to a survey made by John D. McCormick, Registered Surveyor, Tennessee No. 674, located at 6247 New Hope Road, Hermitage, Tennessee 37076, dated March 19, 1991, revised March 20, 1991, last revised March 22, 1991.

0 5 3 5 6

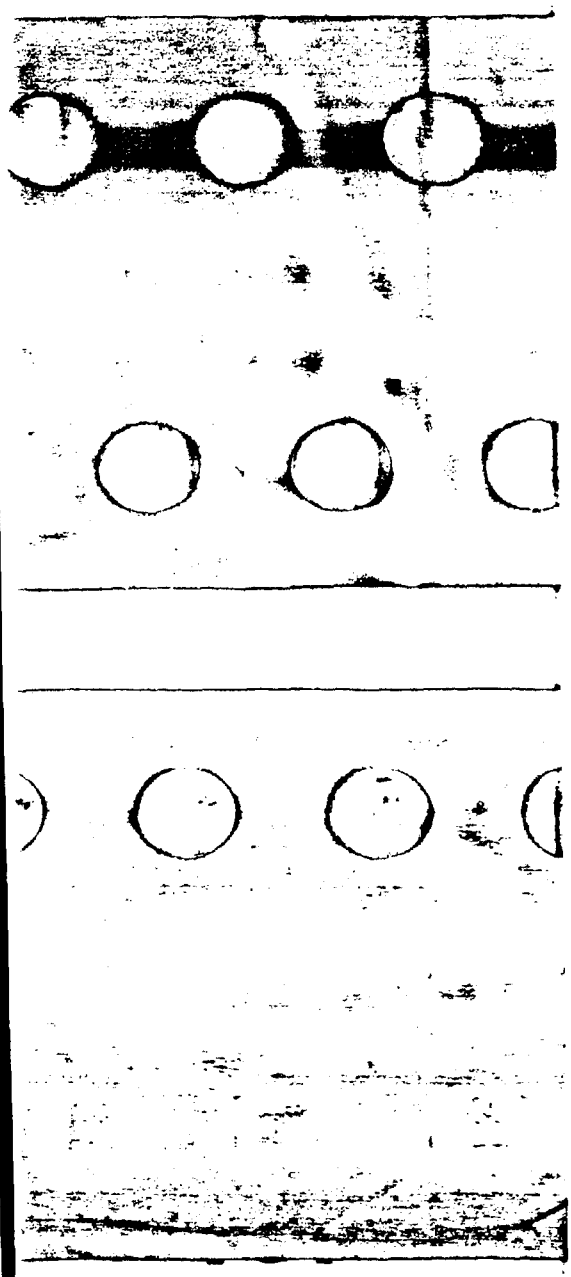
IDENTIF. TREFERENCE

APR 9 11 01 AM '91

FELIX ... REGISTER
DAVIDSON COUNTY TN.

PICK-UP

3351 04/09 0101 03CHECK 283.90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8326 PAGE 913

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	83000.00
CON TX	273.90
PRFEE	1.00
MDEED	9.00
TOTAL	283.90
CHECK	283.90

04/09/91 01 11:00 0001 3351
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05356

IDENTIF. REFERENCE

APR 9 11 01 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 411430