File in Box 14

THIS INSTRUMENT PREPARED BY:

BOOK 8577 PAGE 688

CHERNAU, MILAM & WEISS, P.C.
Third National Financial Center
Suite 1350
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:

Central Air Company
1074 Murfreesboro Road
Nashville, Tennessee 37210

SEND TAX BILLS TO:

Fidelity Federal Bank
401 Union Street
Nashville, TN 37219

MAP-PARCEL NOS.

94-139
03DZ-04445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 1992.

Notary Public

My commission expires: 4/16/95

53449

IDENTIFICATION REFERENCE

FEB 13 2 01 PM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fidelity Federal Bank, a Savings Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Central Air Company, a Tennessee general partnership** composed of William Harold Cocke, Danny Brazzell, and William Todd Cocke, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land located in the Third Civil District of Davidson County, Tennessee,, being Lot 5-B on the Plat of River Hills Industrial Park as of record in Book 4660, page 121, said Register's Office, and being more particularly described as follows:

Commencing at an iron pin in concrete in the west margin of Spence Lane at the south terminus of a 25 foot radius return in the southwest quadrant of the intersection of Clovernook Drive and Spence Lane and go the following courses to the point of beginning: along the west line of Spence Lane in a southerly direction with a 531.07 foot radius curve to the right a distance of 135.09 feet to an iron pin in concrete; thence, South 9 degrees 33 minutes 30 seconds West a distance of 33.95 feet to an iron pin in concrete and the point of beginning and proceeding as follows: Continuing South 9 degrees 33 minutes 30 seconds West a distance of 172.85 feet to an iron pin; thence leaving the west line of Spence Lane, North 80 degrees 26 minutes 30 seconds West a distance of 284.22 feet to an iron pin; thence North 7 degrees 44 minutes 08 seconds East a distance of 172.89 feet to an iron pin in

concrete; thence South 80 degrees 26 minutes 30 seconds East a distance of 289.73 feet to the point of beginning and containing 1.139 acres, more or less.

This conveyance is subject to the owner's certificate, notes, easements and minimum building setback lines as shown on the plat of record in Book 4660, page 121, said Register's Office.

Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank by Successor Trustee's Deed from William L. Rosenberg, Successor Trustee of record in Book 8322, page 420, Register's Office for Davidson County, Tennessee.

The legal description contained herein is derived from the survey dated May 16, 1986, revised March 16, 1992, prepared by Dale and Associates, Inc., 631 West Iris Dr., Nashville, Tennessee 37204, (Job Number 86137).

This property is subject to 1992 real property taxes which are a lien but are not yet due and payable, the plan of record in Book 4660, page 121, Register's Office for Davidson County, Tennessee which shows an owner's certificate, a 15 foot minimum building setback line from Spence Lane, a 10 foot public utility and drainage easement along the rear line of the property, and a 5 foot public utility and drainage easement along the northerly line of the property, and lease subordination agreements of record in Book 6872, pages 767, 769, and 771, said Register's Office.

This is improved property known as 107-109 Spence Lane, Nashville, Tennessee 37210.

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 successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor 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 successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 17th day of March, 1992.

Fidelity Federal Bank,
a Federal Savings Bank

By: Fred M Latham
its: Sr. V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, William L. Rosenberg, Notary Public, Fred M. Latham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument

for the purposes therein contained, and who further acknowledged that he is the SENIOR VICE-PRESIDENT of Fidelity Federal Bank, a Federal Savings Bank, 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 17th day of March, 1992.

William L. Rose, Jr. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: Sept 16, 1995

DEED.224

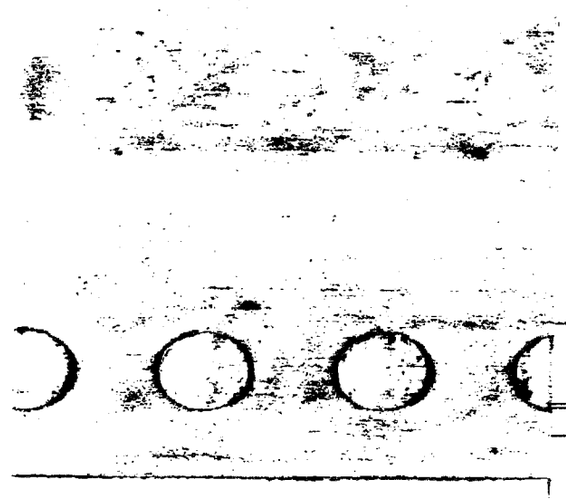
7706 03/18 0101 03CHECK 824.00

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 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 220000.00
				CON TX 814.00
				PRFEE 1.00
				MDEED 9.00
				TOTAL 824.00
				CHECK 824.00
03/18/92	01			14:06 0001 7706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93449

IDENTIFICATION REFERENCE

MAR 18 2 07 PM '92

DAVIDSON COUNTY, TN

No. 512120