Box 50

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8763 PAGE 323

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Pearlie B. Scott James Scott P.O. 100905 Nashville, TN 37210	Same	Map 31 Parcel 68 Map 40 Parcel 25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS NATIONAL BANK, a national banking association, (formerly Fidelity Federal Bank) (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Pearlie B. Scott and Husband James Scott (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows, according to a survey of CESP, Inc., Jackie L. Dillehay, Surveyor, TN, R.L.S. 1417, dated 4/25/86, as follows:

Beginning at an existing concrete monument, said monument being in the North right-of-way of Old Hickory Boulevard, a corner to Lot One of Cantrell Subdivision and the Southwest corner of the herein described tract; thence along the line of Lot One of Cantrell Subdivision North 11 degrees 03' 50" West 294.07 feet to an existing iron pin; thence North 35 degrees 51' 10" West 399.80 feet to an existing iron pin; thence South 76 degrees 58' 51" West 32.63 feet to an existing iron pin in an old fenceline, said pin being a corner to Lot One of Cantrell Subdivision and O.A. Waldrop, etux; thence generally along an old fenceline with Waldrop North 11 degrees 03' 56" West 940.29 feet to an iron pin set by an existing fence corner; thence North 88 degrees 09' 11" West 325.44 feet to an iron pin set at a fence corner, said pin being a corner to Waldrop and in the Line of JJRAMC, Inc.; thence generally along a fence with JJRAMC, Inc. North 02 degrees 12' 35" East 496.34 feet to an existing iron pin; thence with the line of JJRAMC, Inc., South 88 degrees 10' 10" East 384.33 feet to a 30" maple tree in an old fence; thence generally along th fence with JJRAMC, Inc. North 83 degrees 48' 50" East 309.78 feet to an iron pin set, said pin being a corner of JJRAMC, Inc. and in the west right-of-way of Interstate 24; thence along the West right-of-way of Interstate 24 along the control access fence, South 43 degrees 53' 05" East 226.23 feet to an existing highway right-of-way monument; thence South 56 degrees 07' 49" East 205.00 feet to an existing highway right-of-way monument; thence South 44 degrees 03' 33" East 500.30 feet to an iron pin set; thence South 51 degrees 20' 04" East 123.63 feet to an existing highway right-of-way monument, said monument being a corner to Dee Cee Laboratories, Inc., thence with the line of Dee Cee Laboratories, Inc. and James H. Hill generally along a fence South 89 degrees 55' 26" West 256.12 feet to an existing iron pin, a corner to Hill; thence with the line of Hill

generally along a fence South 03 degrees 48' 51" West 1301.62 feet to an existing iron pin, said pin being in the North right-of-way of Old Hickory Boulevard; thence with said right-of-way South 82 degrees 54' 34" West 157.63 feet to an iron pin set; thence South 81 degrees 33' 20" West 157.16 feet to the point of beginning, and containing 34.85 acres, more or less.

Being the same property conveyed to Fidelity Federal Bank by deed from William L. Rosenberg, Successor Trustee of record in Book 8420, page 309, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth.

1. 1992 Property taxes which are not yet due and payable.
2. Easement for sanitary sewers and/or storm drainage of record in Book 7993, page 259.
3. Easement for right-of-way of Old Hickory Boulevard lying within boundaries of premises.
4. Land in questions abutts I-24 which is a controlled access highway and the land in question has no right of ingress and egress to said highway.

This is improved property known as 7425 Old Hickory Blvd., Whites Creek, Tennessee.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17th day of August, 1992.

UNION PLANTERS NATIONAL BANK,
a national banking association

By: _____
Jose' E. Dirube
Its: Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jose' E. Dirube, 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 a Assistant Vice President of UNION PLANTERS NATIONAL BANK, a national banking association, 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 August, 1992.

_____
Notary Public
My Commission Expires: 07/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 07/27/96

37356

IDENTIFICATION REFERENCE

AUG 18 8 56 AM '92

ERIK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1296 08/18 0101 03CHECK 753.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

0.00

RECEIVED OF _____

FOR _____

CHECK

08/18 0101

1397

BOOK 8703 PAGE 326

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
			CONT	

MAMT 0.00
TOTAL 200000.00
CHECK 0.00
MOR TX 740.00
PRFEE 1.00
TDEED 12.00
TOTAL 753.00
CHECK 753.00

08/18/92 01 08:58 0001 1296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 3 5 6

IDENTIFICATION REFERENCE

AUG 18 8 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

VOID
MAMT
200000.00-
VOID
MOR TX 740.00-
VOID
TDEED 12.00-
CAMT
200000.00
CON TX 740.00
TDEED 12.00
0.00

CONT

No. 561058