Box 50

6179

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

NOV 5 3 50 PM '92

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
A & G Inc 22 Stanley Street Nashville, TN 37210	SAME	Map 94-10 Parcel 56

L/05 0101 03CHECK 434.50

SPECIAL WARRANTY DEED BOOK 8778 PAGE 905

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 A & G, Inc. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of H & W Office Complex, as of record in Book 6200, page 437, said Register's Office, to which Plan referenced is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Fidelity Federal Bank, by deed from William L. Rosenberg, Successor Trustee, of record in Book 8493, page 879, 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 as follows:

1. Taxes for 1992 a lien now due and payable.
2. Easement for gas service line or fuel line granted to Nashville Gas Company of record in Book 5949, page 990.
3. Right-of-way easement granted to Colonial Pipeline Company of record in Book 3616, page 451.
4. Easement granted to United States of America, by W.T. Walker and wife, of record in Book 2155, page 453.

This is unimproved property known as 195 Omohundro Place, Nashville, 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 heirs 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 heirs 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 30th day of October, 1992.

UNION PLANTERS NATIONAL BANK

By: Jose E. D

Its: Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, 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 the Assistant Vice-President of Union Planters National 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 30 day of ~~December~~ October, 1992.

Notary Public

My Commission Expires: Nov. 21, 1992

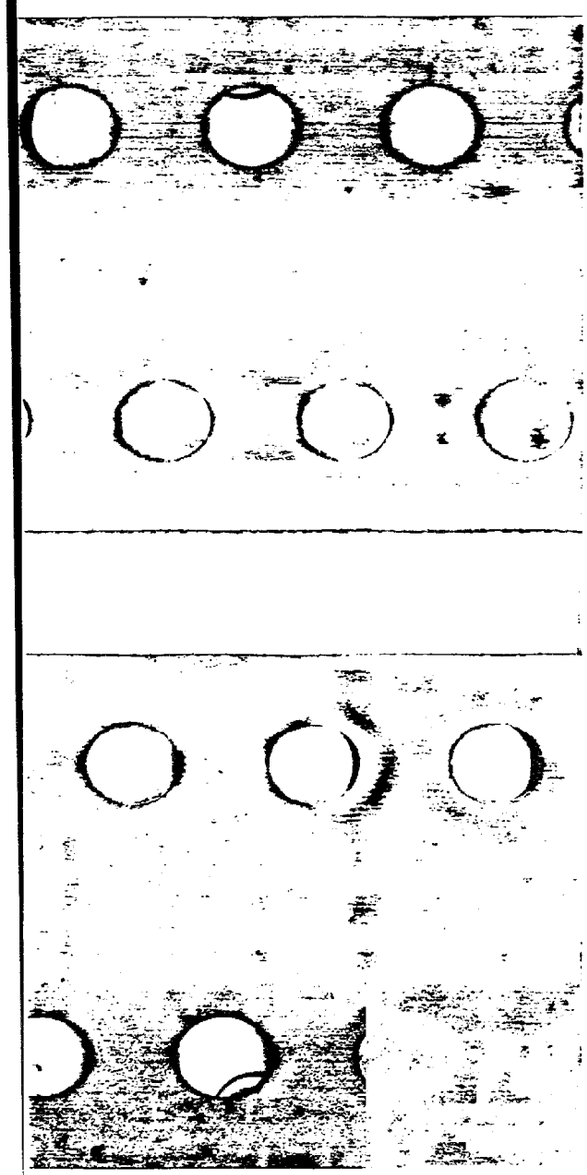
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this 30 day of October, 1992.

Notary Public
My Commission Expires: Nov. 21, 1992



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

RECEIVED OF _____

FOR _____

BOOK 8778 PAGE 907

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
115000.00
CON TX 425.50
PRFEE 1.00
[illegible] 8.00
TOTAL 434.50
CHECK 434.50
11/05/92 01 15:56 0001 3945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.17.91.

IDENTIFICATION REFERENCE

Nov 5 2 58 PM '92

DAVIDSON COUNTY, TN

No. 587799