To: Bay 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

JAN 4 2 33 PM '93

INSTRUMENT REFERENCE

19358

SPECIAL WARRANTY DEED

BOOK 8831 PAGE 330

Name and Address of New Owner:

OSIAS ENTERPRISES, INC.
5353 Hillsboro Road
Nashville, TN 37215

Send Tax Bills To:

Same as New Owner

Street Address of Subject Property:	**Map-Parcel No:**
845 Bell Road **Nashville, Tennessee**	163-307

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **OSIAS ENTERPRISES, INC.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on **Exhibit "B" attached.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as shown on **Exhibit "B"** attached, permitted exceptions.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 31st day of December, 1992.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: _____
William L. Flagle, Jr.
Senior Vice President

ATTEST:

BY: _____

TITLE: Vice President

STATE OF TENNESSEE]
]
COUNTY OF Davidson **]**

Before me, Rebecca Ericson, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **William L. Flagle, Jr.,** and David W. Ellis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be senior vice president and Vice President respectively, of First Tennessee Bank National Association, the within named bargainor, a national banking association, and that He as such senior vice president and David W. Ellis, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the banking association as said senior vice president and Vice President.

WITNESS my hand and seal at Nashville, Tennessee, this 31st day of December, 1992.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 27, 1996

STATE OF TENNESSEE]
]
COUNTY OF Davidson **]**

The actual consideration or value, whichever is greater for this transfer is $ 2,750,000.

_____
Affiant

_____
Notary Public

My Commission Expires: 3/26/94

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the southwest by Mt. View Road and on the southeast by Bell Road, more particularly described as follows:

Beginning at a point in the northeast margin of Mt. View Road, being the southerly corner of Parcel J-2, Hickory Hollow Mall, Section 3; Thence, with the easterly line of J-2, N 37 deg. 00' E, a distance of 288.77 feet; thence S 78 deg. 00' E, a distance of 349.65 feet; thence with the southwesterly line of Parcel J-3, S 53 deg. 00' E, a distance of 244.96 feet; thence S 20 deg. 48' E, a distance of 208.72 feet to a point in the northerly margin of Bell Road; thence S 69 deg. 12' W, a distance of 347.03 feet to a concrete monument; thence with a curve to the right having a central angle of 57 deg. 48', a radius of 67.90 feet, a chord bearing N 81 deg. 54' W, 65.64 feet, a curve length of 68.51 feet to a concrete monument; thence, with the northeasterly margin of Mt. View Road, N 53 deg. 00' W, a distance of 496.12 feet to the point of beginning, containing 5.87 acres, more or less.

The said legal description is also known as Lot J-1 on the Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace of record in Book 5200, Page 697, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed from Tracey L. Coleman, as Substitute Trustee of record in Book 8601, Page 946, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions

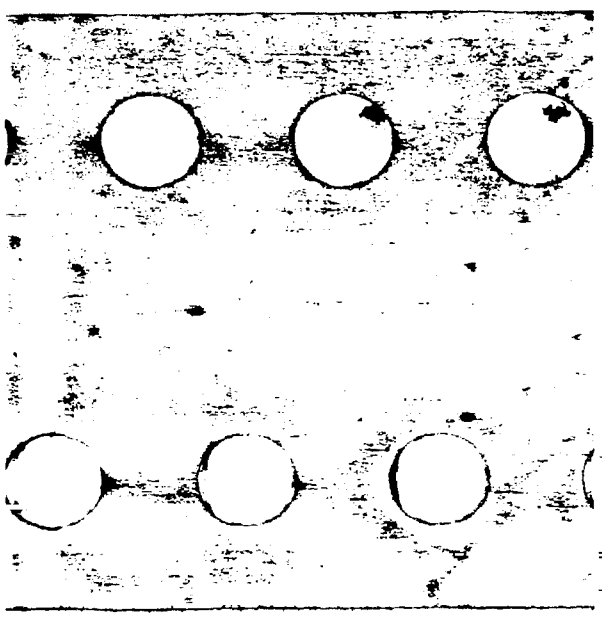
1. Restrictive Covenants contained in an instrument of record in Book 6215, Page 71, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Book 5200, Page 697, in said Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6631, Page 58, Register's Office for Davidson County, Tennessee.

4. Sanitary sewers and/or storm drainage easement of record in Book 6631, Page 61, said Register's Office for Davidson County, Tennessee.

2245 01/04 0101 03CHECK 10192.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

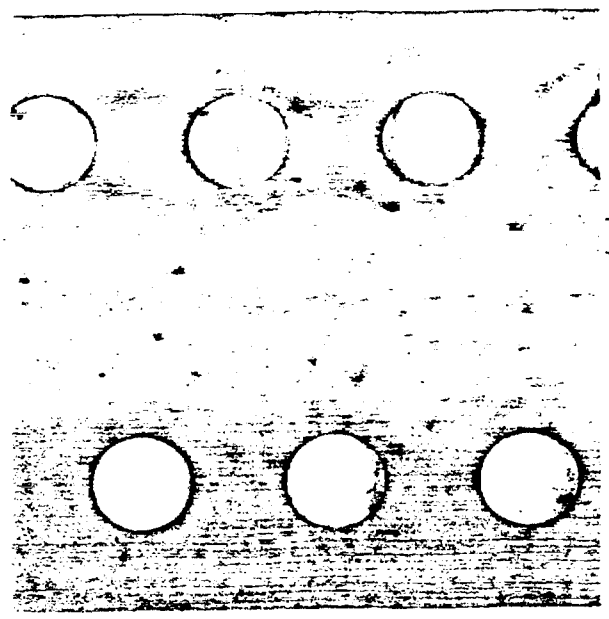
RECEIVED OF _____

FOR _____

BOOK 8831 PAGE 334

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 2750000.00
CON TX 10175.00
PRFEE 1.00
WDEED 16.00
TOTAL 10192.00
CHECK 10192.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2245

79358

IDENTIFICATION REFERENCE

JAN 4 2 38 PM '93

DAVIDSON COUNTY, TN

No. 607067