Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
OSIAS ENTERPRISES, INC. 5353 Hillsboro Road Nashville, TN 37215	Same	94-13-125
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Professional Asset Management in Tennessee, Inc. ("Grantor") has bargained and sold, and hereby transfers and conveys to OSIAS ENTERPRISES, INC. ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

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 assumed by Grantee.

2. Easement retained by Metropolitan Government of Nashville and Davidson County, Tennessee, lying in the closed portions of Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.

Affiant

Subscribed and sworn to before me this 18 day of March, 1993.

Notary Public
My Commission Expires: 11-20-96

Avenue, Orr Avenue and Alley No. 2068 as set forth in Metro Ordinance No. 80-203.

3. Lack of direct access to Interstate Highway No. 40 from the subject property, such right of access having been granted away to the State of Tennessee

4. Claims of the State of Tennessee, as adjoining land owner, to the northerly one-half of Bond Avenue abutting the right-of-way to I-40 closed by Metroplitan Council Bill 80-203.

5. Claims of the National Christian Missionary Convention, as adjoining land owner, to the westerly one-half of Orr Avenue abutting the land of National Christian Missionary Convention closed by Metropolitan Council Bill No. 80-203.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 18th day of March, 1993.

PROFESSIONAL ASSET MANAGEMENT, INC.

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRANK E. PROFFITT of Professional Asset Management in Tennessee, Inc., the within named bargainor, a Tennessee corporation, and that HE as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said FRANK E PROFFITT as such VICE PRESIDENT

Witness my hand and seal, at office at Nashville, Tennessee, on this 18TH day of March, 1993.

Lyla U. Bryant
NOTARY PUBLIC

My Commission Expires: 8/26/96

This is improved property, known as 528-722 Rundle Avenue, Nashville, Tennessee.

0167.0

IDENTIFT REFERENCE

MAR 19 10 52 AM '93

DAVIDSON COUNTY, TN

4004 03/19 0101 03CHECK 3347-00

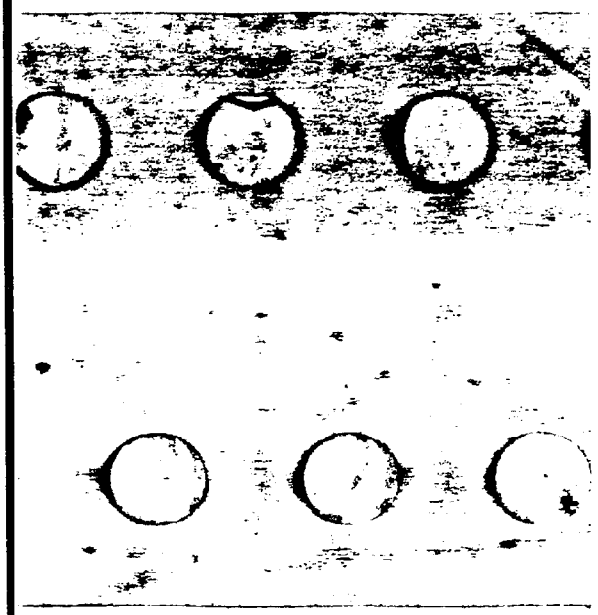
60907/CSS
066601-016 3/16/93

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, said real property including Lots, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and part of Lots No. 37, 38, 39, 40, 41, 63 and 64 in the Calhoun's Subdivision of Lots 20, 21 and 22 of the W. B. Lewis Property, as of record in Book 57, page 92 and including all of the portions of Bond Avenue, Orr Avenue and Alley #2068 closed by Metropolitan Council Bill #80-203, more particularly described as follows:

Beginning at an iron pin set at the intersection of the north right-of-way line of Rundle Avenue, formerly Davis Avenue, a 50 foot road, and the east right-of-way line of Orr Avenue, a 50 foot road; thence with the east right-of-way line of Orr Avenue N 31° 41' 31" E, 391.21 feet to an iron pin set; thence crossing the end of Orr Avenue, N 58° 18' 29" W, 50.00 feet to an iron pin set; thence with the east boundary line of the property of National Christian Missionary Convention, as recorded in Deed Book 5922, page 422, Register's office for said County, and the property of Cummings, Incorporated, The International Sign Service ("Cummings, Inc."), described in Exhibit A as Parcel V, as recorded in Deed Book 6193, page 277, Register's Office for said County, N 31° 41' 31" E, 77.02 feet to an iron pin set; thence with the east boundary line of Cummings, Inc., Parcel V, N 7° 28' 43" E, 113.48 feet to an iron pin set; thence with the south right-of-way line of Interstate 40, S 49° 57' 34 E, 197.33 feet to an existing concrete highway monument; thence S 9° 06' 42" W, 47.02 feet to an existing concrete highway monument; thence S 86° 40' 33" E, 70.66 feet to an existing concrete monument; thence S 46° 46' 28" E, 53.84 feet to an existing concrete highway monument; thence S 37° 42' 00" E, 367.09 feet to an existing concrete highway monument; thence S 11° 37' 26" W, 108.10 feet to an iron pin set; thence with the north right-of-way line of Rundle Avenue, N 83° 46' 52" W, 678.30 feet to the point of beginning and containing 215,133 square feet or 4.94 aces, more or less, as described on the survey by Ragan-Smith-Murphy & Associates, Inc., Job No. 87-136, dated September 2, 1987.

Being the same property conveyed to Professional Asset Management in Tennessee, Inc. by deed from Don L. Smith, Successor Trustee of record in Book 8705, page 479, Register's Office for Davidson County, Tennessee.



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

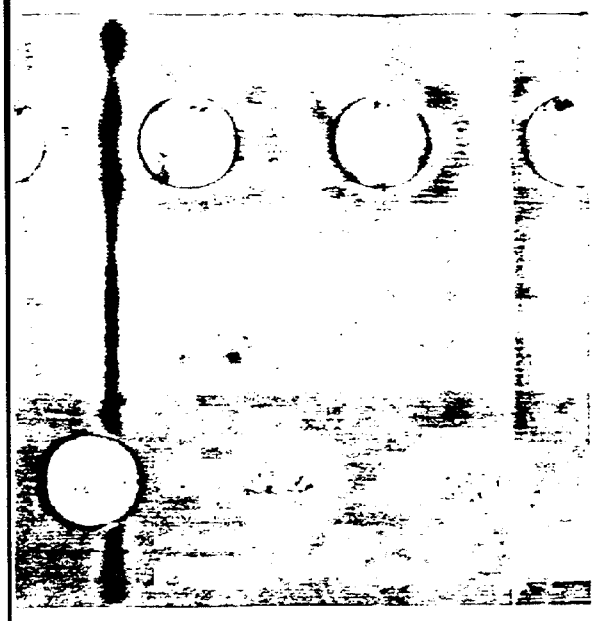
RECEIVED OF _____

FOR _____

BOOK 8891 PAGE 665

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	900000.00
			CON TX	3330.00
			PRFEE	1.00
			MDEED	16.00
			TOTAL	3347.00
			CHECK	3347.00
03/19/93	01		10:51 0001	4004



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167.0

IDENTIFICATION REFERENCE

MAR 19 10 52 AM '93

DAVIDSON COUNTY, TN

No. 631507