Bk 41

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SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: Ezell House Partnership, Grantee

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Ezell House Partnership 1420 Donelson Pike Suite B-12 Nashville, Tennessee 37217	Same	134-0-205 Field Book Numbers 2DU-05922

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety-Three Thousand and No/100 Dollars ($93,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of December, 1993.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Ninety-Three Thousand and No/100 Dollars ($93,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Ezell House Partnership, a Tennessee general partnership composed solely of Michael D. Baron and Douglas B. Durr as general partners (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

DEC -1 PM 3:53
FELIX NILSON REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
91819

The Property is improved property known as 652 Ezell Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 30th day of November, 1993.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: _____

By: _____

Title: V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Lynn H. VanDegrift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 1st day of December, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Daniel S. Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 1st day of December, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

Property Description

Being a tract of land in the Second Civil District of Davidson County, Tennessee, and located in the southeastern quadrant of Old Ezell Road and Donelson Pike, and being more particularly described as follows:

Beginning on a concrete monument located and on the south margin of Old Ezell Pike (40' right of way), said concrete monument being easterly along said margin 70 feet more or less from the centerline of Donelson Pike, and said pin being the northwest corner of the herein described tract thence;

1.) Continuing along said south margin of Old Ezell Road S 88-45-00 E a distance of 160.00 feet to a concrete monument being the northeast corner of the herein described tract, and said concrete monument being the northwest corner of Wallace as evidenced in Deed Book 7253, page 477, Register's Office of Davidson County, Tennessee (RODC), thence;

2.) Leaving said margin and continuing along the western line of Wallace S 02-00-00 E a distance of 205.50 feet to a concrete monument being the southeast corner of the herein described tract, said concrete monument being on the north line of Airpark West Properties as evidenced in Deed Book 6204, page 109 (RODC), thence;

3.) Leaving said line and continuing along the northern line of Airpark West Properties N 88-45-00 W a distance of 150.00 feet to a concrete monument being the southwest corner of the herein described tract, thence;

4.) Continuing along the eastern line of Airpark West Properties N 04-46-26 W a distance of 206.31 feet to a concrete monument, the beginning, containing 0.730 acres more or less, according to a survey by Jesse E. Walker, RLS, PE dated 11-19-93.

Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed from Gary R. Thompson, Successor Trustee of record in Book 8756, page 587, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Encumbrances

1. The lien for 1993 taxes which has been prorated and will be paid by Grantee.

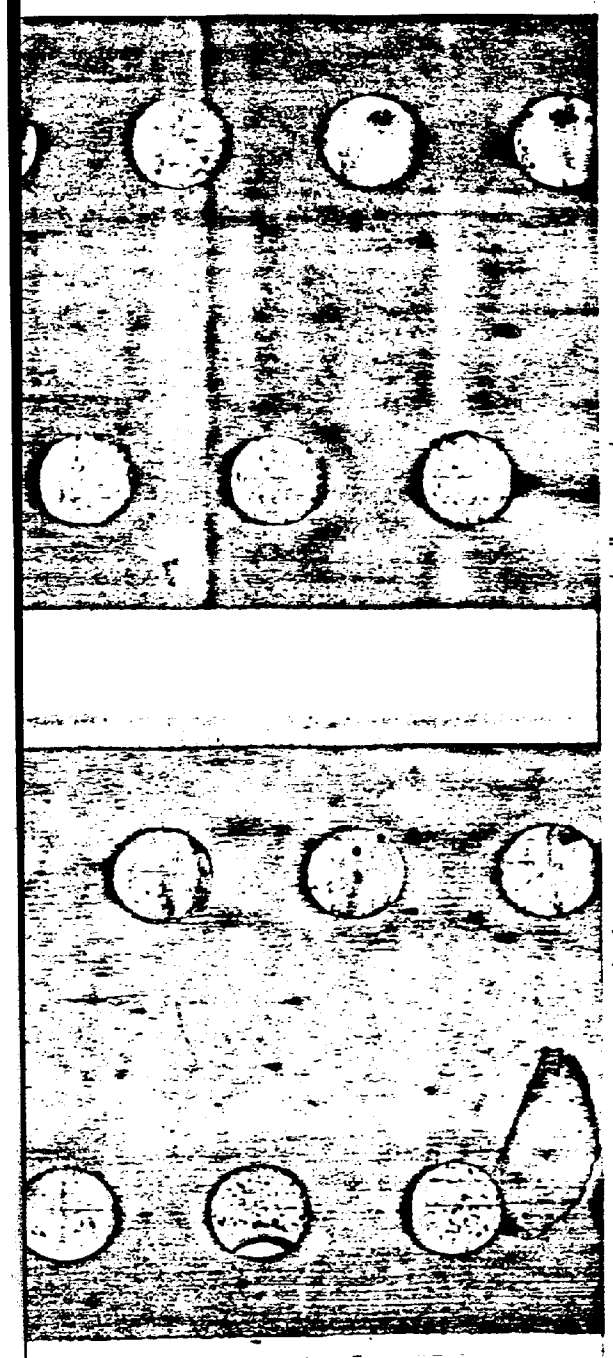
2. Notice of Vacated Property from the Metropolitan Government of Nashville and Davidson County of record in Book 6812, page 973, said Register's Office.

3. Notice of Vacated Property from the Metropolitan Government of Nashville and Davidson County or record in Book 6787, page 922, said Register's Office.

4. Notice from the Metropolitan Government of Nashville and Davidson County Department of Codes Administration of record in Book 5956, page 953, said Register's Office.

5. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways.

8626 12/01 0101 03CHECK 365.10



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	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	20.00
TOTAL	365.10
CHECK	365.10

12/01/93 01 15:53 0001 8626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91819
IDENTIF. ↑ REFERENCE

93 DEC -1 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 728707