THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

Harry W. Peffen III
Affiant

Subscribed and sworn to before me this 28 day of January, 1994.

Notary Public

My Commission Expires: 9/16/95

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Harry W. Peffen, III 107 Dunham Springs Dr Nashville, TN 37205	New Owner	Map 79 Parcel 79

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN PORT AUTHORITY, AN AGENCY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto HARRY W. PEFFEN, III, hereinafter "GRANTEE", his successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Eight, Cockrill Bend Industrial Complex, of record in Book 8250, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to The Metropolitan Port Authority by deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6798, page 309, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property located at 6124 Cockrill Bend Circle in Nashville, Tennessee.

This conveyance is made subject to taxes, restrictions, easements and all other matters as they appear of record.

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, his successors, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand on this the 20th day of January, 1994.

METROPOLITAN PORT AUTHORITY

By: _____

Title: Chairman of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: _____
Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: _____
Metropolitan Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard M. Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Chairman of The Metropolitan Port Authority, the within named bargainor, and that he as such Chairman executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Port Authority by him self as such Chairman.

Witness my hand and official seal at office, this 28 day of January, 1994.

_____
Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip Bredesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Mayor of Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Mayor executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by him self as such Mayor.

Witness my hand and official seal at office, this 20th day of January, 1994.

_____
Notary Public

My Commission Expires: _____ My Commission Expires Nov. 22, 1997

12113

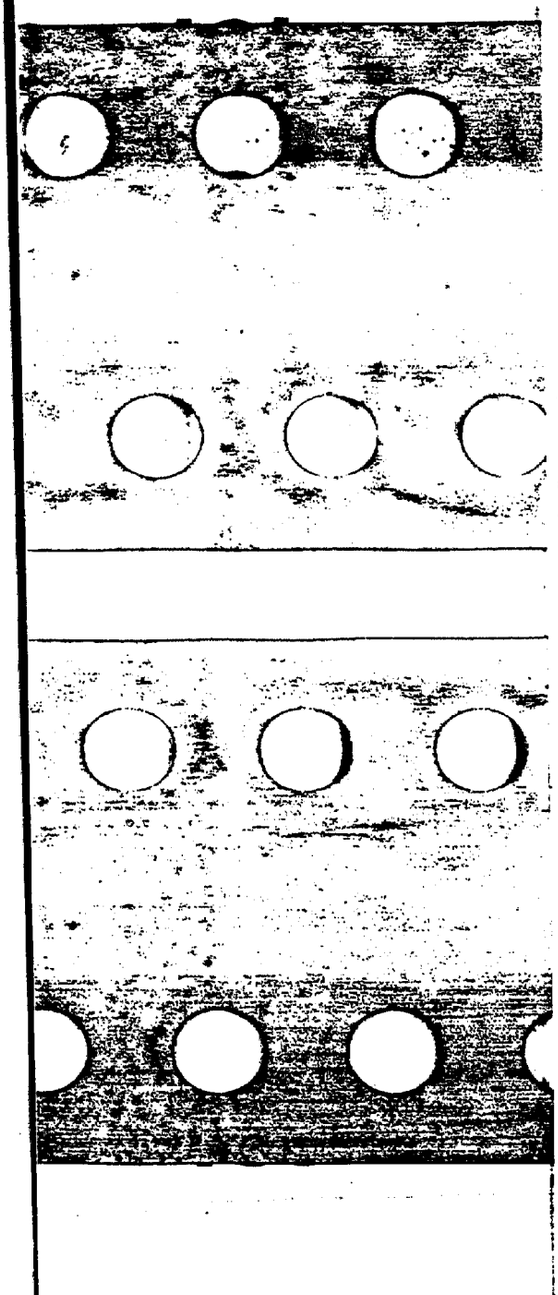
PICK-UP ENTRY & REFERENCE

JAN 22 PM 1:07

REGISTER
COUNTY, TN

0635 01108 0NAU 03CHECK

499.25



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

RECEIVED OF _____

FOR _____

BOOK 9233 PAGE 53

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	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	499.25
			CHECK	499.25
01/28/94	01		13:07 0001	4635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12143
IDENTIF. & REFERENCE

94 JAN 28 PM 1:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 750559