THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 9216 PAGE 724

New Owner:	Tax Bills To:	Map/Parcel No:
Ashley-Tompkins Real Estate Partnership 1911 Church Street Nashville, TN 37203	**Same**	**92-12-392**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand ($470,000.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, a national banking association, Trustee under Agreement for E. McMurray (1/2 interest) and Trustee under Agreement for Mary Ellen Ragan (1/2 interest) ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto Ashley-Tompkins Real Estate Partnership, a Tennessee general partnership ("Grantee" herein), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit A hereto

Being a portion of the same property conveyed to Grantor by deed of record in Book 4475, page 673, Register's office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 1911 Church Street, Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Real estate taxes, not yet due and payable.

2. Encroachments, easements and any other matters affecting the Property which will not materially interfere with Purchaser's intended use of the Property.

3. Applicable building and zoning laws.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to specially warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons incurred while owned by 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 hereunto set its hand as of this 8th day of February 1994.

ATTEST:

Karen B. Sadler

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

By: Nancy Craig
Its: Asst. Vice President & Trust Real Estate Officer
Date: 2-8-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at Office in Nashville, this 8th day of February, 1994.

Carol A. Dill
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $470,000. sale.

Affiant

~~Sworn~~ to and subscribed before me this 8th day of today, 1994.

Notary Public

My Commission Expires:
5/28/95

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LAND in Davidson County, Tennessee, being the easterly 50 feet of the northerly part of Lot No. 153, on the plan of Boyd Home Tract, as shown on plat of record in Plat Book 21, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 153 fronts 50 feet on the southerly side of Church Street, as widened, and runs back between parallel lines, parallel with and 200 feet West of the westerly margin of 19th Avenue North, formerly Douglas Avenue, 172-1/2 feet to an alley. Said property is located at city number 1911 Church Street, Nashville, Tennessee.

BEING a portion of the same property conveyed to Third National Bank in Nashville, Trustee, by Deed of Record in Book 4475, page 673, Register's Office for Davidson County, Tennessee.

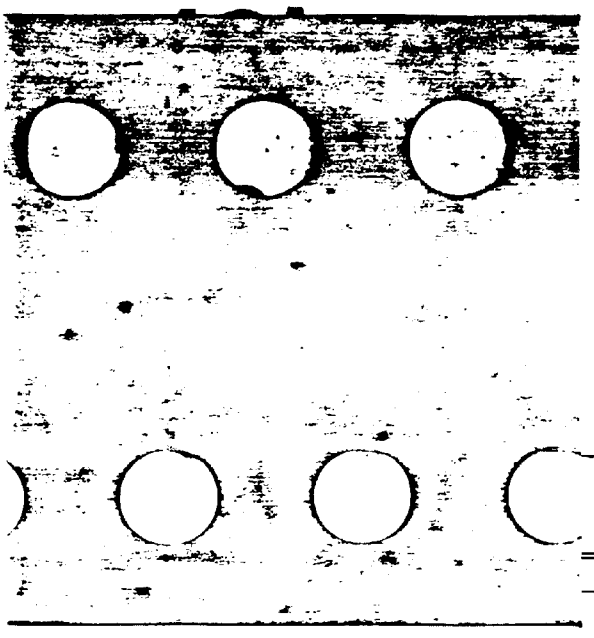
16755
IDENTIFICATION REFERENCE

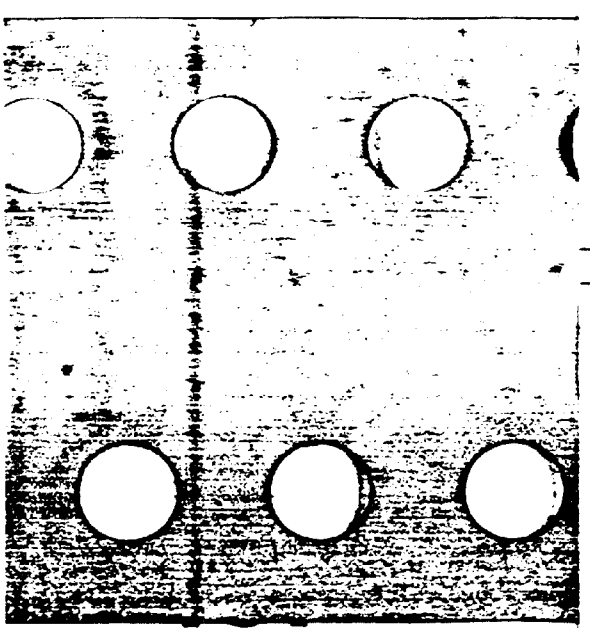
94 FEB -9 PM 3:39

REGISTER
DAVIDSON COUNTY, TENN.

PICK-UP

4445 02/09 0101 03CHECK 175.00





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

RECEIVED OF _____

FOR _____

BOOK 9246 PAGE 728

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	470000.00
			CON TX	1739.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1756.00
02/09/94	01	15:39	CHECK	1756.00
			0001	4465

IDENTIF. & REFERENCE 16755

94 FEB -9 PM 3:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 755211