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17230

IDENTIF. & REFERENCE

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

94 FEB 11 PM 2:45
3015 02/11 0101 03CHECK 3343.00
REGISTER

PICK-UP

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
R. S. Tatum Company	same	96-13-171
7632 Gleason Road		96-13-150
Knoxville, Tennessee 37919		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, NATIONSBANK OF TENNESSEE, N.A. (formerly Commerce Union Bank), a Tennessee banking corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto R. S. TATUM COMPANY, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

TRACT 1

Land in Davidson County, Tennessee, located in the southwest quadrant of Donelson Pike and Elm Hill Pike described according to an unrecorded Boundary Survey made by A & A Engineers, Inc., dated July 31, 1986, and more particularly described as follows:

Beginning at an iron pin located in the westerly margin of Donelson Pike, said pin being 255.32 feet south of the centerline of Elm Hill Pike; thence N 86° 40' W 175.0 feet to a point; thence N 5° 21' W 230.96 feet to a point in the southerly R.O.W. margin of Elm Hill Pike; thence with said R.O.W. S 81° 34' E 119.40 feet to a point, the beginning of a curve to the right, said curve having a radius of 75.0 feet and an interior angle of 74° 40' and a length of 97.74 feet; thence with said curve 97.74 feet to an iron pin, the beginning of a curve to the left, said curve having a radius of 3439.40 feet and an interior angle of 2° 38' and a length of 158.12 feet; thence with said curve 158.12 feet to the point of beginning, containing 0.87 acres, more or less.

TRACT 2

Land in Davidson County, Tennessee, located in the southeast quadrant of Elm Hill Pike and Nelson Place described according to an unrecorded Boundary Survey made by A & A Engineers, Inc., dated July 31, 1986, and more particularly described as follows:

BWKPE2.2529
2/4/94

Beginning at a point in the eastern R.O.W. margin of Nelson Place, said point being 287.63 feet south of the centerline of Elm Hill Pike; thence with R.O.W. of Nelson Place N 1° 31' 30" E 127.50 feet to a point, the beginning of a curve to the right, said curve having a radius of 599.94 feet, an interior angle of 8° 57' 55" and a length of 93.88 feet; thence with said curve 93.88 feet to a point; thence N 10° 29' 27" E 2.17 feet to a point, the beginning of a curve to the right, said curve having a radius of 25.0 feet, a length of 38.34 feet and an interior angle of 87° 51' 48"; thence with said curve 38.34 feet to a point; thence S 81° 34' E 142.85 feet to a point; thence S 5° 21' E 230.96 feet to a point; thence N 87° 46' 30" W 205.0 feet to the point of beginning, containing 1.03 acres, more or less.

Being the same property conveyed to NationsBank of Tennessee, N.A. (formerly Commerce Union Bank) by warranty deed from Thomas Nelson, Inc., of record in Deed Book 6964, page 236, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Real property taxes for 1994 and subsequent years, a lien which is not yet due and payable. 1994 taxes have been prorated and Grantee does hereby agree to assume the obligation to pay same.

2. Right of Davidson County Highway Department (now Metropolitan Government of Nashville and Davidson County) to cut the slope on Elm Hill Pike to extend beyond the right-of-way, of record in Book 3975, page 427, Book 3975, page 431, and Book 4085, page 483, Register's Office for Davidson County, Tennessee (to the extent applicable to the Property).

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor.

Grantee acknowledges that except as expressly provided in this Special Warranty Deed, Grantor has made no representation or warranty, and Grantee is not relying on any representation or warranty made by any person acting on Grantor's behalf, pertaining to all or any part of the Property or to the merchantability, habitability, fitness for a particular purpose or use, physical condition, income potential, expenses of operation or uses thereof, or the compliance thereof with regulations pertaining to health or

to the environment. Grantee has expressly examined the Property, and except as expressly provided in or pursuant to this Special Warranty Deed, accepts the Property in its "AS IS" condition on the date hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ____ day of February, 1994.

NATIONSBANK OF TENNESSEE, N.A.

By: John W. Cantrell V.P.
John W. Cantrell
Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$2,080,000.00~~ $900,000 - KE

Kenneth E. Goff
AFFIANT

Subscribed and sworn to before me this 11th day of February, 1994.

Rosemary Y Jury
NOTARY PUBLIC

My Commission Expires:
7/23/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

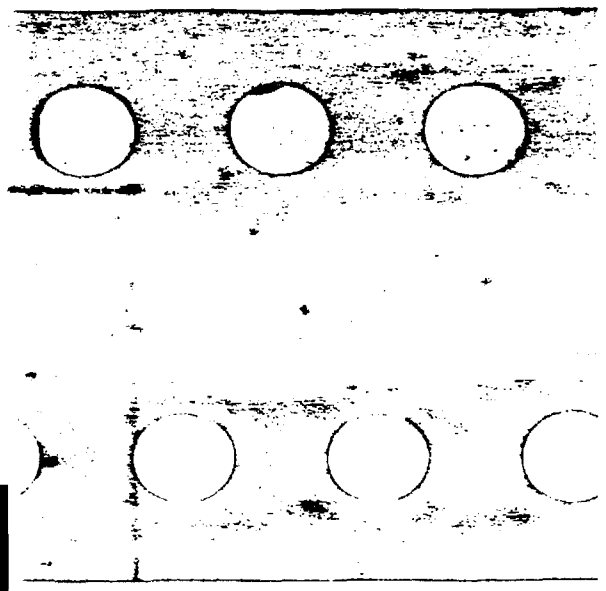
Personally appeared before me, Rosemary Neely, a Notary Public of this county, John W. Cantrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of NationsBank of Tennessee, N.A., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office, this 11th day of February, 1994.

Rosemary Y Jury
NOTARY PUBLIC

My Commission Expires:
7/23/94

BWKPE2.2529
2/4/94



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	
			900000.00	
			CON TX	3330.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	3343.00
			CHECK	3343.00
02/11/94	01	15:45 0001	5015	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17230
IDENTIF. & REFERENCE

94 FEB 11 PM 3:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 755953