STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration value, whichever is greater, for this transfer is $149,500.00.

Affiant

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
Third Floor
230 Fourth Avenue North
P.O. Box 198888
Nashville, TN 37219-8888

Subscribed and sworn to before me, this 5th day of April, 1994.

Notary Public

My Commission expires: 2/28/97

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
SAMCO, a partnership 3720 Wharton Drive Nashville, TN 37211	SAME	Map 106 Parcel 106

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BANK OF NASHVILLE**, a Tennessee banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAMCO**, a partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 2 on the Plan of the Lands of James Foster, deceased, as of record in Book 44, page 267, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Murfreesboro Pike at the intersection of the same and a point in the southeasterly line of Interstate 24 of record in Book 3436, page 81, said Register's Office; thence with the southwesterly margin of said Murfreesboro Pike, South 48 degrees 28 minutes East 175 feet; thence South 52 degrees 50 minutes West 142.7 feet to an iron pin; thence North 48 degrees 28 minutes West 150.2 feet to the southeasterly margin of Interstate 24; thence with the same, North 42 degrees 47 minutes East 140.7 feet to the beginning.

Being the same property conveyed to The Bank of Nashville by Successor Trustee's Deed from David Young Parker, Successor Trustee, of record in Book 8458, page 732, Register's office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1994 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this deed Grantee assumes and agrees to pay such taxes prior to delinquency thereof.

2. Lease dated August 29, 1986 by and between Robert S. King and The Lamar Corporation, of record in Book 6975, page 429, Register's Office for said County.

3. Lease dated August 29, 1986 by and between Robert S. King and Mary R. King and The Lamar Corporation, of record in Book 6975, page 431, Register's Office for said County.

4. Easement for ingress and egress reserved in deed from Spence Motels, Inc., and Sinclair Refining Company, of record in Book 4137, page 416, Register's Office for said County.

This is improved property, known as 815 Murfreesboro Road, Nashville, Tennessee.

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, its successors and assigns, forever; and it 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 the same is unencumbered, unless otherwise herein set out; and it 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, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 0636 04/06 0101 03CHECK 562.15

35918
IDENTIF. ↑ REFERENCE

94 APR -6 AM 10:30
DAVIDSON COUNTY, TN.

THE BANK OF NASHVILLE

By: Julian C. Cornett

Name: Julian C. Cornett

Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julian C. Cornett with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Ex. Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

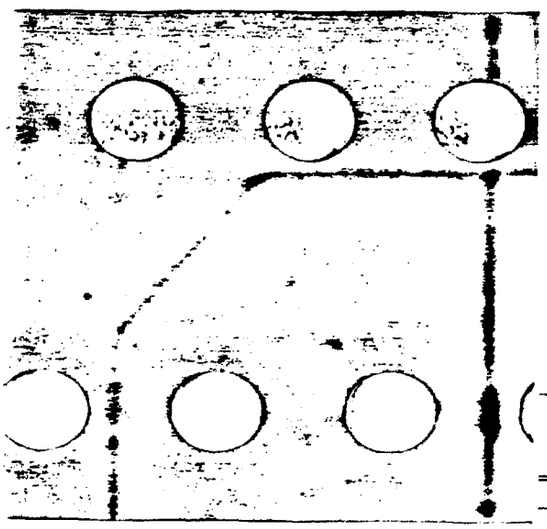
Witness my hand, at office, this 5th day of April, 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

STATE OF TENNESSEE

0013166.01



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

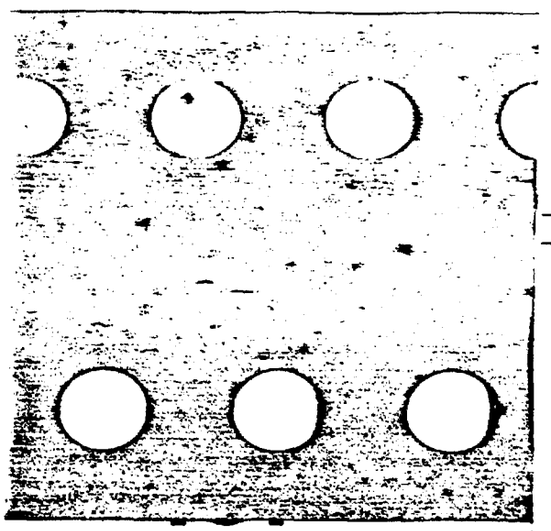
RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 377

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	149500.00
CON TX	553.15
PRFEE	1.00
WDEED	8.00
TOTAL	562.15
CHECK	562.15

04/06/94 01 10:31 0001 0636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35918
IDENTIF. ↑ REFERENCE

94 APR -6 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

No. 775883