Box 23

THIS INSTRUMENT PREPARED BY: (JAG)
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL,
a Professional corporation
511 Union Street, Suite 600
Nashville, Tennessee 37219

BOOK 9359 PAGE 799

FROM: **FIRST TENNESSEE BANK NATIONAL ASSOCIATION and BASIL KIRMA** ("Grantors")

TO: **HOUSTON T. EZELL** ("Grantee")

ADDRESS NEW OWNER:

Houston T. Ezell
7105 CrossRoads Blvd.
Suite 102
Brentwood, Tennessee 37027

SEND TAX BILLS:

SAME

TAX PARCEL NUMBER(S)

Map 163/Parcel 118
Map 163/Parcel 119
Map 163/Parcel 121
Map 163/Parcel 173
Map 163/Parcel 311

94 MAY 27 PM 3:58
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

55049
IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Houston T. Ezell, a married individual ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Tennessee Bank National Association, successor tenant-in-common with an undivided two-thirds interest and Basil Kirma, tenant-in-common with an undivided one-third interest, have bargained and sold, and by these presents do transfer and convey all their interests as tenants-in-common unto Grantee, his heirs and assigns, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

1485 05/27 C101 03CHECK 276.00

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 heirs and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1994 real property taxes, which have been prorated between the parties and assumed by Grantee, and (i) all matters shown on the Plan of record in Plat Book 6200, page 210, (ii) Easement to American Telephone & Telegraph Company of record in Book 1229, page 5, and (iii) Joint Driveway Easement of record in Book 3843, page 727, all in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but no further or otherwise.

The word "grantee" as used herein shall mean "grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS this 26TH day of MAY, 1994.

FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

By: _____

Its: Vice President

Basil Kirma by Nameer Kirma Attorney-in-Fact
Basil Kirma by Nameer Kirma,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Vicki R. Schmitz a Notary Public of said State and County aforesaid, personally appeared David W. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President for First Tennessee Bank National Association and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26TH day of MAY, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 8-13-97

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, Nameer Kirma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Basil Kirma and acknowledged that he executed the same as the free act and deed of said Basil Kirma.

WITNESS my hand, at office, this 26 day of May, 1994.

_____
NOTARY PUBLIC

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 15, 1997

My Commission Expires: _____

N VRS60615 V1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me, this 26TH day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 8-13-97

EXHIBIT "A"

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 1 and Reserve Parcel "A" on the Plan of Drigger Property as of record in Plat Book 6200, page 210, Register's Office for said County, to which plan reference is made for a more complete description.

Parcel B:

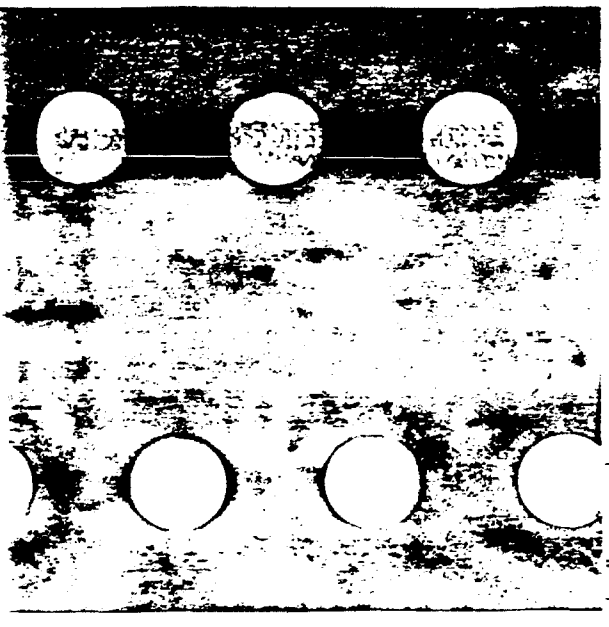
Land located in the 2nd Civil District of Davidson County, Tennessee, Bounded on the north by property of Thomas Spencer, Deed Book 6095, page 133; the east by Baby Ruth Lane; the south by Mt. View Road; the west by property of H.P. Associates, Deed Book 6585, page 336, and described as follows:

Beginning at a pin in old fence line on the north right of way of Mt. View Road, said pin being west 48.58 feet from the centerline of Baby Ruth Lane at the intersection of Mt. View Road; thence, with north right of way of Mt. View Road (partly with old fence), N 64 deg. 56 min. 17 sec. W 152.78 feet to a pin, being the SW corner of this tract; thence, with east line of H.P. Associates, 11 deg. 44 min. 24. sec. E 392.49 feet to a pin; thence, continuing with east fence of H.P. Associates, N 7 deg. 19 min. 32 sec. W 308.55 feet to a pin, being the NW corner of this corner of this tract; thence, with south line of Thomas Spencer, S 82 deg. 40 min. 08 sec. E 164.15 feet to a pin on the west margin of Baby Ruth Lane; thence, with west margin of said Lane, S 7 deg. 30 min. 53 sec. E 333.77 feet to a pin; thence, continuing around a curve on a radius of 569.44 feet, for a distance of 357.06 feet to a pin on margin of lane; thence, continuing with west margin of Baby Ruth Lane, S 28 deg. 24 min. 43 sec. W 51.18 feet to a pin; thence, continuing around a curve on a radius of 25.0 feet, for a distance of 37.81 feet to a pin on the north right of way of Mt. View Road, being the beginning of this survey and containing 3.03 acres, more or less.

A one-third interest in said property being vested in Basil Kirma by deed from Geotek Enterprises, a Tennessee partnership, of record in Book 8305, page 878, Register's Office for Davidson County, Tennessee, and a two-thirds interest in said property being vested in First Tennessee Bank National Association by Trustee's Deeds from John C. Phipps II, Trustee of record in Book 8710, pages 551 and 555, said Register's Office.

The above descriptions are identical to those contained in the prior deeds to this property.

NOTE: At the time of the acquisition of the property by the Grantors, the tax map and parcel numbers were based on Tax Map 163, Parcel Nos. 118, 119, 121, 173 and 311. Subsequent thereto, the taxing authority for Metropolitan Nashville and Davidson County, Tennessee consolidated the tax map and parcel numbers for the same property to Map 163, Parcel Nos. 119, 121 and 311.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

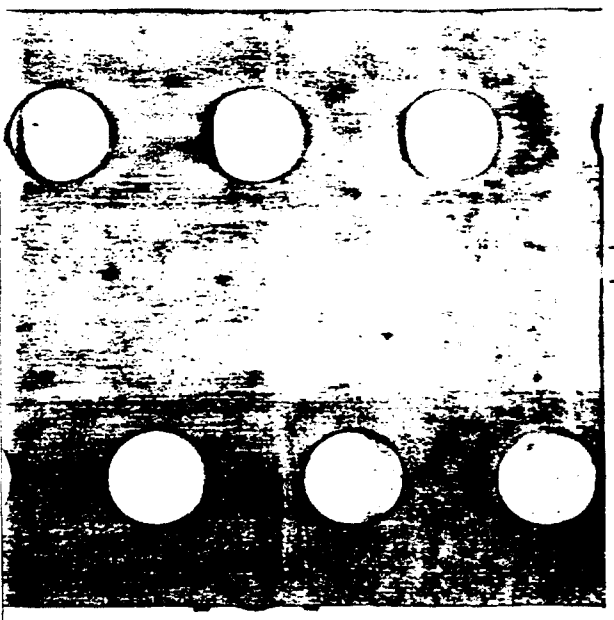
RECEIVED OF _____

FOR _____

BOOK 9359 PAGE 803

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 70000.00
CON TX 259.00
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
MTGEED 16.00
TOTAL 276.00
CHECK 276.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55049
IDENTIF. ← REFERENCE

94 MAY 27 PM 3:58

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

05/27/'94 01 15:58 0001 1485

No. 796454