BOOK 9555 PG 15

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Roy Conway Flowers 194 SPENCE LANE NASHVILLE, TN 37210	SAME	68-76 68-86
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, First Union National Bank of Tennessee and Cumberland Associates, Ltd. ("Grantors") have bargained and sold, and hereby transfer and convey to Roy Conway Flowers ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Sam S Hodges III
Affiant

Subscribed and sworn to before me this 21st day of December, 1994.

Notary Public
My Commission Expires: 11/27/96

194099-1 CSANGER
066601-220 12/19/94

2. Utility easements of record in Book 6199, page 549, as corrected in Book 6225, page 437, and Book 6276, page 892, and Book 6279, page 148, Register's Office for Davidson County, Tennessee.

3. The nature or extent of riparian rights.

4. Rights of U.S.A., the State of Tennessee and others below the mean high water mark of the Cumberland River and the rights of others in and to the use of the Cumberland River along the northeasterly boundary line of the Property.

5. Easement to CRC Holdings, Inc. as set forth in instrument recorded in Book 7402, page 805, Register's Office for Davidson County, Tennessee.

6. Right of way easement to the L&N Railroad Company of record in Book 4872, page 854, and Book 5640, page 740, Register's Office for Davidson County, Tennessee.

7. Flowage Easement granted to the Cheatham Locks and Dam Project of record in Book 2271, page 217, Register's Office for Davidson County, Tennessee.

8. Subject to the terms, conditions and agreements contained in deed of record in Book 8115, page 414, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, except as may be set forth herein, otherwise the Property is conveyed AS-IS and WHERE-IS.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's its and assigns against the lawful claims of all persons claiming by, through, or under Grantors.

Executed this 21st day of December, 1994.

CUMBERLAND ASSOCIATES, LTD.

By: L. H. Herd

Title: General Partner

FIRST UNION NATIONAL BANK OF TENNESSEE

By: [signature]

Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William J. Whitaker, Notary Public, L. Hall Hardaway, Jr., 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 a general partner of Cumberland Associates, Ltd., a limited partnership, and is authorized to execute this instrument on behalf of such partnership.

WITNESS my hand, at office, this 21st day of December, 1994.

William J. Whitaker
Notary Public

My Commission Expires: January 23 1995

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kimberley J. Raymond, Notary Public, Melanie P. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Vice President of First Union National Bank of Tennessee, a national baking association, and is authorized to execute this instrument on behalf of said association.

WITNESS my hand, at office, this 21st day of December, 1994.

Kimberley J. Raymond
Notary Public

My Commission Expires: March 25, 1995

This is unimproved property.

EXHIBIT "A"

Tract 1

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being part of the property conveyed to Cumberland Associates, Ltd., by deed of record in Book 5946, page 57, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly line of property conveyed to Harvey McDonald by deed of record in Book 7245, page 467, R.O.D.C., said point being N 38° 23' W, 1,926.16 feet, as measured along said southerly line, from the southwesterly corner of said property;

THENCE, with said southerly line N 38° 23' E, 541 feet, more or less to a point in the low water line of the Cumberland River;

THENCE, with said low water line southeasterly 428 feet, more or less;

THENCE, with the northerly line of property conveyed to Cumberland Terminals by deed of record in Book 3708, page 284, R.O.D.C., S 44° 19' 00" W, 535 feet, more or less to a point;

THENCE, with a severance line N 48° 49' 00" W, 372.79 feet to the point of beginning.

Containing 229,561 square feet or 5.27 acres, more or less.

Tract 2

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located East of Centennial Boulevard, being part of the property conveyed to Harvey McDonald by deed of record in Book 7245, page 465, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in a line east of Centennial Boulevard, said point being northerly 256.24 feet, as measured along said line, from the northwesterly corner of property conveyed to Cumberland Associates, Ltd., by deed of record in Book 5946, page 57, R.O.D.C.;

THENCE, with said line with a curve to the left 606.19 feet to a point, said curve having a central angle of 08 degrees 29' 05", a radius of 4,633.66 feet, a tangent of 343.72 feet, and a chord of N 43 degrees 21' 55" W, 685.56 feet;

THENCE, leaving said line N 41 degrees 11' E, 2,540 feet to a point in the low water line of the Cumberland River;

THENCE, with said low water line southeasterly 835 feet, more or less to a point;

THENCE, leaving said low water line with the northerly line of the aforementioned Cumberland Associates Property S 38 degrees 23' W, 541 feet, more or less to a point.

THENCE, leaving said northerly line with a severance line the following calls:

N 48 degrees 49' 00" W, 123.21 feet to a point;

S 50 degrees 41' 00" W, 484.65 feet to a point;

S 41 degrees 11' 00" W, 240.00 feet to a point;

S 27 degrees 45' 00" W, 344.42 feet to a point;

S 41 degrees 11' 00" W, 135.00 feet to a point;

S 46 degrees 03' 00" W, 401.44 feet to a point;

S 41 degrees 11' 00" W, 285.77 feet to a point of beginning.

Containing 1,814,274 square feet or 41.65 acres, more or less.

Included in the above legal description, but expressly excluded therefrom:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Harvey W. McDonald by deed of record in Book 7245, page 465, R.O.D.C., and being more particularly described as follows:

BEGINNING at a lead plug in the easterly margin of Centennial Boulevard, said lead plug being at the northwesterly corner of property conveyed to Cumberland Terminals, by deed of record in Book 3708, page 284, R.O.D.C.;

THENCE, with a curve to the left, 1,284.24 feet to the true point of beginning of the herein described parcel, said curve having a central angle of 15 degrees 52' 47", a radius of 4,633.66 feet, a tangent of 646.26 feet and a chord of N 32 degrees 14' 27" W, 1,280.13 feet;

THENCE with a curve to the left, 600.64 feet to a point, said curve having a central angle of 07 degrees 26', a radius of 4,633.66 feet, a tangent of 300.74 feet, and a chord of N 43 degrees 54' W, 600.32 feet;

THENCE, N 41 degrees 11' E, 1,851.92 feet to a point;

THENCE, S 23 degrees 45' W, 1,995.15 feet to the point of beginning;

Containing 549,838 square feet or 12.62 acres, more or less.

Tracts I & II being part of the same property conveyed to Dominion Bank of Middle Tennessee by deed from Harvey W. McDonald of record in Book 8823, page 226, as to an undivided 1/2 interest, and being part of the same property conveyed to Cumberland Associates, Ltd., a Tennessee Limited Partnership of record in Book 5946, page 57, as to an undivided 1/2 interest.

Tract 3

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Metropolitan Nashville Airport Authority, by deed of record in Book 4788, page 209, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Centennial Boulevard, said point being northerly 246.46 feet from the intersection of said easterly margin with the southerly line of said Airport Authority property;

THENCE with said margin with a curve to the left, 76.53 feet to a point, said curve having a central angle of 04 degrees 23', a radius of 1,002.14 feet, a tangent of 38.28 feet and a chord of N 67 degrees 50' 28" W, 76.51 feet;

THENCE, leaving said margin N 23 degrees 45' E 201.21 feet to a point;

THENCE, with a curve to the right 85.54 feet to a point, said curve having a central angle of 01 degrees 03', a radius of 4,633.66 feet, a tangent of 42.77 feet and a chord of S 39 degrees 39' E, 85.64 feet;

THENCE, S 23' 45" W, 160.78 feet to the point of beginning.

Containing 13,817 square feet or 0.32 acre, more or less.

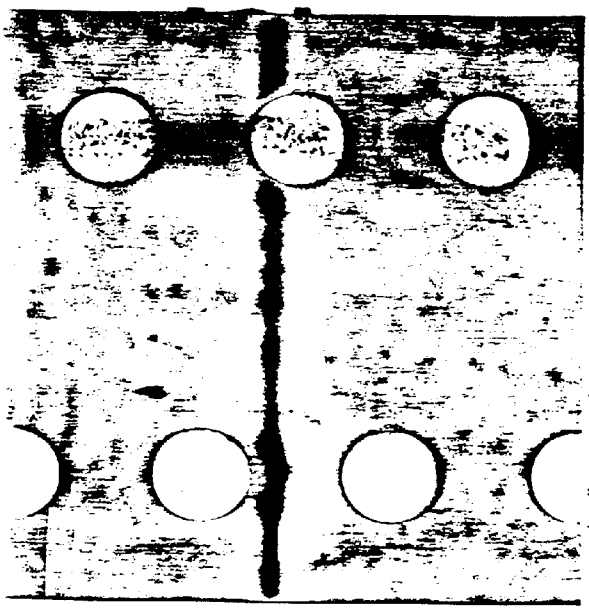
Tract 3 being part of the same property conveyed to Dominion Bank of Middle Tennessee by deed from Harvey W. McDonald of record in Book 8823, page 226, as to an undivided 1/2 interest, and being the same property conveyed to Cumberland Associates, Ltd., a Tennessee Limited Partnership by deed from Metropolitan Nashville Airport Authority of record in Book 8115, page 414, as to an undivided 1/2 interest.

20160
IDENTIF. ↑ REFERENCE

91 DEC 27 AM 11:07

REGISTER
DAVIDSON CO. TN.

5291 12/27 0101 03CHECK 672.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

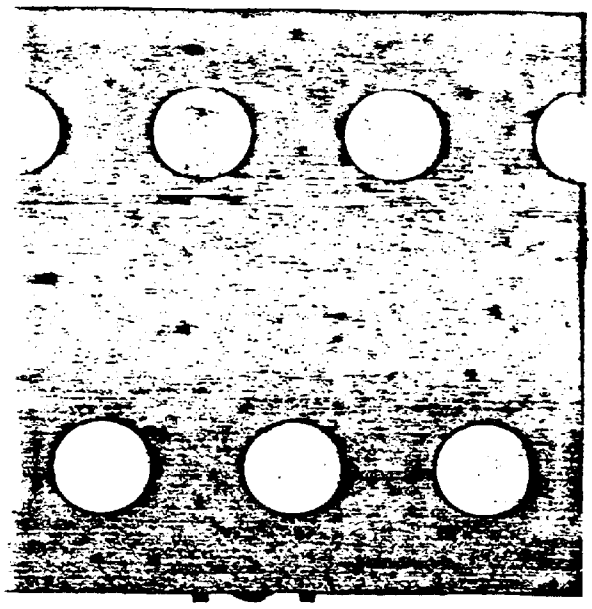
RECEIVED OF _____

FOR _____

BOOK 9555 PG 21

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 175000.00
CON TX 647.50
PRFEE 1.00
MDEED 24.00
TOTAL 672.50
CHECK 672.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6291

20160
IDENTIF. & REFERENCE

94 DEC 27 AM 11:07

REGISTER
DAVIDSON COUNTY, TN.

No. 866198