Box 42

BOOK 9571 PG 307

THIS INSTRUMENT PREPARED BY:
Charles B. Reasor, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

ADDRESS NEW OWNER:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
J.C.B. FINANCIAL SERVICES, INC. 330 Commerce Street Nashville, TN 37201	Same	Map 134-14 Parcel 51

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE MILLION TWENTY-FIVE THOUSAND AND NO/100 ($1,025,000.00) DOLLARS, cash in hand paid by J.C.B. FINANCIAL SERVICES, INC. ("Grantee"), PERIMETER LIMITED PARTNERSHIP I, a Tennessee limited partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 3310 Perimeter Hill Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of January, 1995.

Notary Public

My Commission Expires:
Nov. 22, 1997

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

25351
IDENTIF. & REFERENCE

95 JAN 13 PM 3:38
REGISTER
DAVIDSON COUNTY, TN.

2036 01/13 0101 03CHECK 3809.50

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 12th day of January, 1995.

GRANTOR:

PERIMETER LIMITED PARTNERSHIP I,
a Tennessee limited partnership

BY: SPIVA/HILL MANAGEMENT CO.,
a Tennessee corporation,
General Partner

BY: _____
George N. Spiva, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, CHARLES B. REASOR JR., a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of Spiva/Hill Management Co., a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as General Partner for Perimeter Limited Partnership I, the bargainor, a Tennessee limited partnership, and that the corporation, as such General Partner executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 12th day of January, 1995.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land in the 28th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Tract No. 2 on plat entitled "Revised Section 6 South Perimeter Park" as of record in Book 6050, Page 299, Register's Office for Davidson County, Tennessee, and also being Parcel 51 on Tax Map 134-14 and being more particularly described as follows according to a Boundary Survey by Ragan-Smith-Associates, Inc., dated January 4, 1995, Job No. 94-132:

BEGINNING at an iron pin set on the southerly right-of-way line of Perimeter Hill Drive at the northeasterly corner of the herein described tract and the northwesterly corner of Parcel 2 on Tax Map 134-14 owned by Kane Partners, L.P. as of record in Book 8790, Page 266, Register's Office for Davidson County, Tennessee, said point being S 59° 16' 27" W, 99.43 (by deed) from the westerly end of the southerly return curve at Perimeter Hill Drive and Antioch Pike as measured along the southerly right-of-way line of Perimeter Hill Drive; thence,

1. With the easterly line of herein-described tract S 17° 57' 49" W, 652.09 feet to an existing concrete monument, common corner of Parcels 5, 291 and 26 on Tax Map 134-14; thence,

2. With the north line of Parcel 26 owned by Hillcrest Baptist Church as of record in Book 4683, Page 844, Register's Office for Davidson County, Tennessee, N 82° 37' 09" W, 216.21 feet to an existing concrete monument at the southeast corner of a tract dedicated for right-of-way; thence,

3. With the easterly side of tract dedicated for right-of-way N 18° 02' 48" E, 81.36 feet to an existing iron pin set in concrete, corner of Tract No. 1 Revised Section Six South Perimeter Park; thence,

4. With the common line between Tracts 1 and 2 of Revised Section Six South Perimeter Park N 17° 55' 02" E, 373.80 feet to an existing iron pin on the southerly right-of-way line of Perimeter Hill Drive; thence,

5. With the southerly right-of-way line of Perimeter Hill Drive with a curve to the left (radius 486.72 feet) northeastwardly a distance of 56.24 feet to an existing concrete monument (broken) and having a chord bearing and distance of N 62° 35' 05" E, 56.213 feet; thence,

6. Continuing with right-of-way N 59° 20' 36" E, 262.05 feet to the point of beginning and containing 117,243 square feet or 2.692 acres.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

BEING the same property conveyed to Perimeter Limited Partnership I, a Tennessee limited partnership, by deed from Indianapolis Life Insurance Company of record in Book 9548, Page 427, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

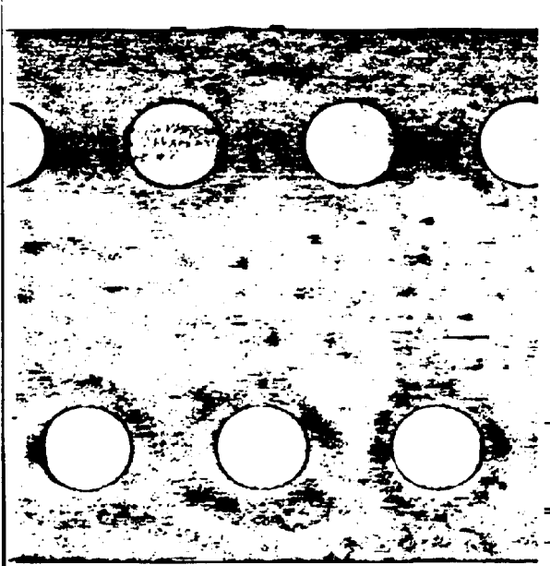
1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes and special assessments, if any, for 1995, a lien, but not presently due and payable. Said taxes have been prorated between Grantor and Grantee on the basis of 1994 taxes and shall not be subsequently adjusted.

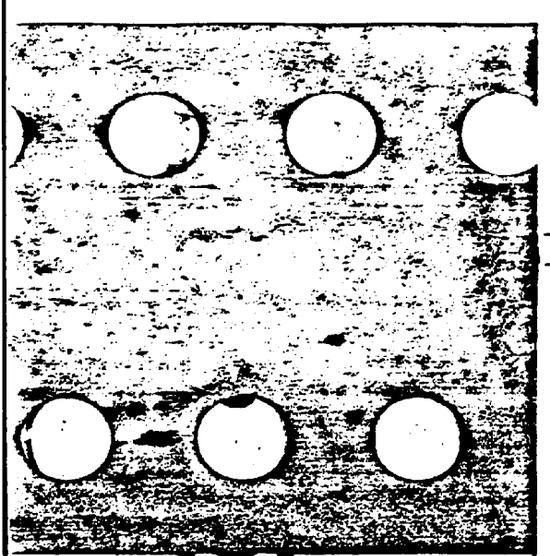
2. Matters shown on the Plan of South Perimeter Park, Section 6, Tract No. 2, Revised, as of record in Book 6050, Page 299, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants, landscaping easements and liens for assessments contained in a Declaration of Protective Covenants made September 29, 1981, and recorded in Book 5801, Page 38, said Register's Office, and subsequently corrected by that certain Declaration of Protective Covenants for South Perimeter Park made August 3, 1982, and recorded in Book 5920, Page 427, said Register's Office.

4. Declaration of Restrictive Covenants of record in Book 6297, Page 371, said Register's Office, establishing an owner's association and assessments for the maintenance of a detention pond described in the Deed of Easement of record in Book 6297, Page 386, said Register's Office.

5. All matters shown on the survey of Ragan-Smith-Associates, Inc., dated January 4, 1995 (Job No. 94-132).





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

RECEIVED OF _____

FOR _____

BOOK 9571 PG 311

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
1025000.00
CON TX 3792.50
PRFEE 1.00
WDEED 16.00
TOTAL 3809.50
CHECK 3809.50
01/13/95 01 15:38 0001 2036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25351
IDENTIF. & REFERENCE

95 JAN 13 PM 3:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 871875