BOOK 9585 PG 785

THIS INSTRUMENT PREPARED BY:
Nancy R. Little
MCGUIRE, WOODS, BATTLE & BOOTHE
One James Center
Richmond, VA 23219

FROM: Circuit City Stores, Inc., f/k/a Wards Company, Inc.

FILE BOX 57

TO: Richard M. Small

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Richard M. Small Small & Co. 104 Woodmont Boulevard Nashville, TN 37205	Same	Map 91-14, Parcel 84 Map 94-14, Parcel 253

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

95 FEB -2 AM 8:47

Affiant

Subscribed to and sworn to before me, this the 31st day of January, 1995.

Notary Public

My Commission Expires: _____

(SEAL)

My Commission Expires NOV. 20, 1996

30505
IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Circuit City Stores, Inc., f/k/a

Wards Company, Inc., a Virginia corporation, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Richard M. Small, hereinafter the GRANTEE, certain real property, together with all improvements constructed thereon, located in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A, attached hereto and incorporated herein by reference.

Said property is transferred expressly subject to the limitations, restrictions, and encumbrances set forth on said Exhibit B.

TO HAVE AND TO HOLD the said real property, together with all rights, appurtenances and interests thereunto belonging or in anywise appertaining to GRANTEE, their successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized of said real property and has a good right to convey it, and said real property is unencumbered, except as otherwise set forth herein and on Exhibit B; and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real property to GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, other than claims arising out of the encumbrances set forth herein and on Exhibit B described above, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 31st day of January, 1995.

"GRANTOR"

[SEAL]
ATTEST:

TITLE: Asst. Secy

CIRCUIT CITY STORES, INC.,
f/k/a WARDS COMPANY, INC.

BY: Benjamin B. Cummings, Jr.
Benjamin B. Cummings, Jr.
TITLE: Vice President - Real Estate

BOOK 9585PG787

COMMONWEALTH OF VIRGINIA)
COUNTY OF HENRICO)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin B. Cummings, Jr. and Mike Katz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Vice President - Real Estate and Asst. Secretary respectively of Circuit City Stores, Inc., f/k/a Wards Company, Inc., the within named bargainor, a Virginia corporation, and that they, as such Vice President - Real Estate and Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President - Real Estate and him self as such Asst. Secretary.

Witness my hand and seal, at office in Henrico County, Virginia, this the 31st day of January, 1995.

Joyce C. Worden
NOTARY PUBLIC

My Commission Expires:
JOYCE C. WORDEN NOTARY PUBLIC CITY OF RICHMOND VIRGINIA
3/31/95
(SEAL)

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

TWO Tracts of land situated and being in the County of Davidson, State of Tennessee:

TRACT NO. ONE:
BEGINNING at an iron pin in the northerly margin of Charlotte Pike, said point being THE TRUE POINT OF BEGINNING and the Southeast corner of the West Nashville Heights Subdivision as shown in Book 332, page 127, Recorder's Office for said County; thence North 5° 36' West 367 feet to an iron pin in the Southerly margin of O'Brien Street; thence with the Southerly margin of O'Brien Street North 63° 10' East 54.49 feet to a point; thence continuing along said margin as it curves to the Northeast (Radius 266.5 feet) 93.03 feet to a point; thence continuing with the Southerly line of O'Brien Street North 85° 15' East 218.4 feet to an iron pin; thence South 5° 05' East 317.6 feet to an iron pin in the northerly line of Charlotte Pike; thence along the Northerly line of Charlotte Pike South 70° 27' West 101.3 feet; thence continuing along such Northerly line of Charlotte Pike around a curve to the Southwest (Radius 4411.0 feet) 265.3 feet to THE TRUE POINT OF BEGINNING.

BEING the same property conveyed to WARDS COMPANY, INC. (now known as Circuit City Stores, Inc.), a VIRGINIA CORPORATION, by deed from GROMARCO INC., of record in Book 6089, page 560, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:
BEGINNING at a point which is the southwest corner of the intersection of O'Brien Street and Midland Avenue, which point is THE TRUE POINT OF BEGINNING, thence along the southerly line of O'Brien Street South 85° 15' West 216.2 feet; thence South 5° 05' East 177.4 feet; thence North 70° 27' East 204.0 feet; thence along the westerly line of Midland Avenue North 03° 24' East 126.6 feet to THE TRUE POINT OF BEGINNING.

BEING the same property conveyed to WARDS COMPANY, INC. (now known as Circuit City Stores, Inc.), a VIRGINIA CORPORATION, by deed from THE KROGER CO., of record in Book 6089, page 566, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

(a) Taxes for 1994 and subsequent years, a lien, but not yet due and payable.

(b) The Plan of record in Plat Book 4715, page 121, Register's Office for Davidson County, Tennessee (the "Register's Office"), shows an owner's certificate, a 15-foot minimum building setback line from Charlotte Pike, a 30-foot minimum building setback line from O'Brien Street, a 15-foot minimum building setback line from Midland Avenue, a 10-foot sanitary sewer easement also of record in Book 3965, page 846, an alley closed by Bill No. 62-443, concrete walls, and two 30-foot access points permitted on O'Brien Street.

(c) Any discrepancies, conflicts, encroachments, overlaps, servitudes, shortages in area, boundary line disputes, easements or other facts which would be disclosed by an accurate survey and inspection of the Property, including, without limitation, those matters shown on the survey of Barge, Waggoner, Sumner and Cannon dated April 29, 1983, and last revised July 6, 1983, indicates light poles, power pole anchor lines, planter and sign along the southerly line of the Property.

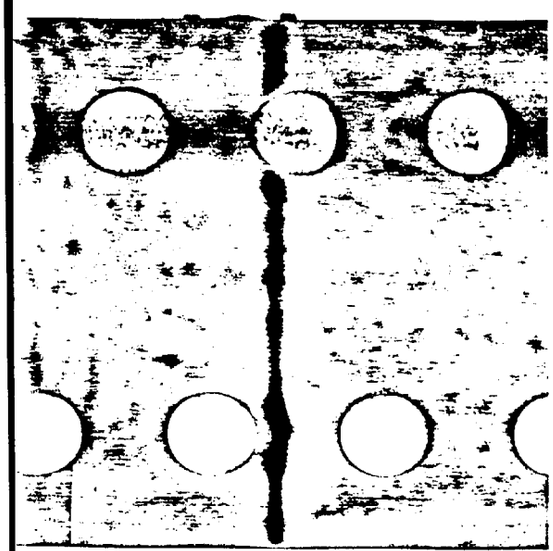
(d) Restrictive covenants contained in instrument of record in Book 3097, page 397, Register's Office.

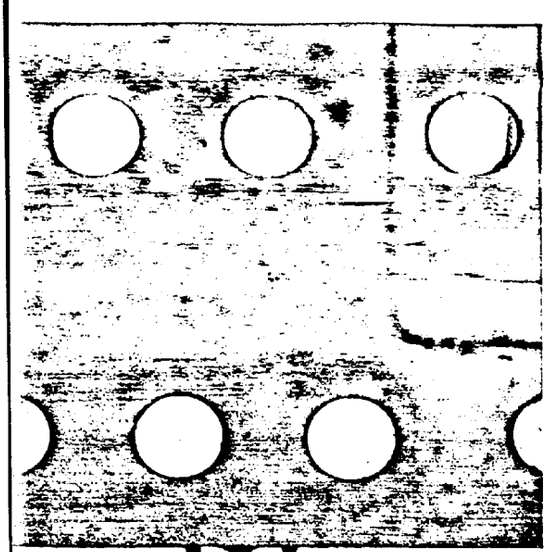
7755 02/02 01:01 03CHECK 3721.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9585 PG 790

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 1000000.00
CON TX 3700.00
PRFEE 1.00
WDEED 20.00
TOTAL 3721.00
CHECK 3721.00

02/02/95 01 08:48 0001 7755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30505
IDENTIF. & REFERENCE

95 FEB -2 AM 8:47

REGISTER
DAVIDSON COUNTY, TN.

No. 877510