MAP 93-5-4
PAR 41

This instrument prepared by and returnable to:

David R. Fern, Esq.
6075 Poplar Avenue, Suite 650
Memphis, Tennessee 38119

~~PREPARED BY~~ & RETURN T
McDONNELL DYER
30 BURTON HILLS BLVD., SU
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of May, 1995, by and between LEADER FEDERAL BANK FOR SAVINGS, a federal savings bank ("Grantor"), and LINEBERRY PROPERTIES, INC., a Tennessee corporation ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate (the "Real Estate"), being situated and being in the County of Davidson, State of Tennessee, described more particularly as follows:

See Attached Exhibit "A."

Being all of the same property conveyed to Grantor by Substitute Trustee's Deed of record in the Register's Office of Davidson County, Tennessee at Book 8063, Page 608. Tax Parcel No. 93-5-4-41.

Grantor further has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee all its right, title, interest in and control of all furniture, fixtures, equipment and personal property situated in and upon and utilized in connection with the ownership of the Real Estate (the "Personal Property").

TO HAVE AND TO HOLD the aforesaid Real Estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for: a Tennessee Conservation Easement of record in Book 6461, Page 33, re-recorded in Book 6482, Page 658 in the Register's Office of Davidson County, Tennessee; the rights of tenants in possession; and 1995 real property taxes; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The Grantor does hereby warrant that it is the true and lawful owner of all of the Personal Property and represents the same are free and clear of chattel mortgages, security agreements, title retention agreements and liens; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend title to the Personal Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under it, but not further or otherwise. THE PERSONAL PROPERTY IS CONVEYED "AS IS" WITHOUT REPRESENTATIONS, WARRANTIES, OR COVENANTS AS TO FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed through its duly authorized officer by the day and year first above written.

LEADER FEDERAL BANK FOR SAVINGS, a federal savings bank

By: _____
Michael C. Ritz, Senior Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Notary Public, of the state and county aforesaid, personally appeared Michael C. Ritz, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice President of Leader Federal Bank for Savings, the within named bargainor, a federal savings bank, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by himself as Senior Vice President.

WITNESS my hand and seal, at office in Memphis, Tennessee this 14th day of May, 1995.

HAL C. STANLEY NOTARY PUBLIC AT LARGE SHELBY CO., TENNESSEE

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 16, 1999

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of May, 1995.

HAL C. STANLEY NOTARY PUBLIC AT LARGE SHELBY CO., TENNESSEE

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 16, 1999

Property Address: 810 Broadway
Nashville, Tennessee

Mail tax bills to: Lineberry Properties, Inc.
116 Lineberry Blvd.
Mt. Juliet, Tennessee 37122

State Tax	$4754.50
Register's Fee	1.00
Recording Fee	12.00
Total:	$4767.50

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a particular parcel of land located in the City of Nashville, Davidson County, Tennessee at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

BEGINNING at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway;

THENCE along the east margin of 9th Avenue along the building line North 26 deg. 41' 45" West, 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley;

THENCE along the south margin of said alley North 61 deg. 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner,

THENCE along an agreed line South 26 deg. 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building south 62 deg. 55' 35" West, 0.54 feet to the corner of the building;

THENCE along the line of the building South 27 deg. 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway;

THENCE along the north margin of Broadway along the building line South 62 deg. 57' 19" West, 75.20 feet to the point of beginning and containing 18,339.96 square feet or 0.42 acres, more or less.

4173 05/24 0101 03CHECK 4767.50

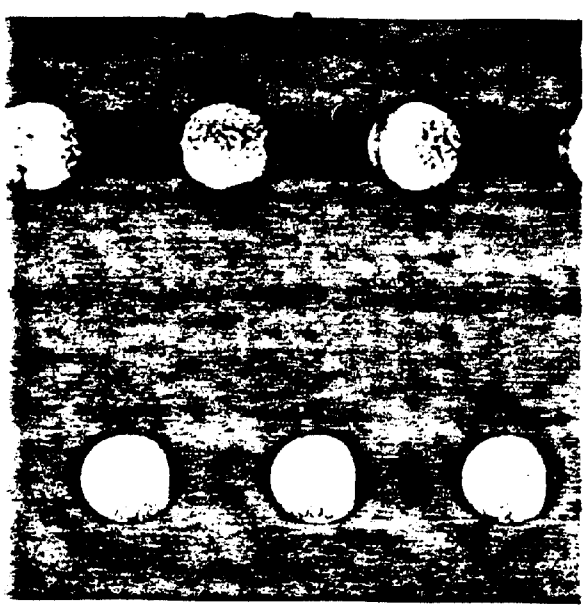
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IDENTIF. & REFERENCE

95 MAY 24 PM 4:14

REGISTER
DAVIDSON COUNTY, TN.

FERND - 89234.1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

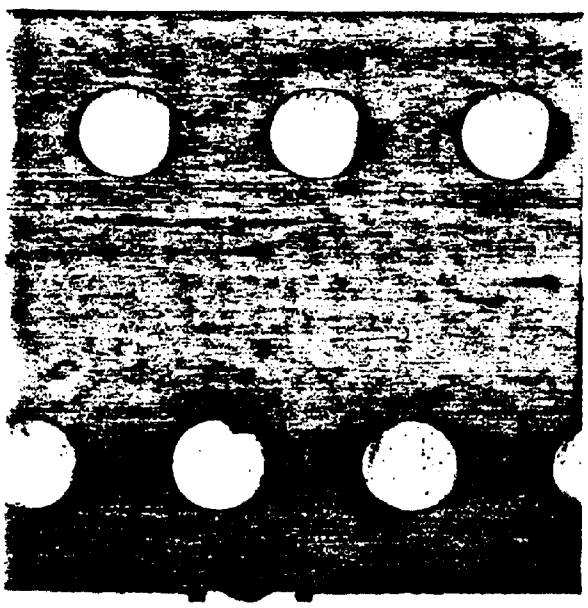
RECEIVED OF _____

FOR _____

BOOK 9680 PG 415

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
1285000.00
CON TX 4754.50
PRFEE 1.00
WDEED 12.00
TOTAL 4767.50
4767.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/95 01 16:16 0001 4173

0063608
IDENTIF. ↑ REFERENCE

95 MAY 24 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 913511