THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins, McGugin, McNeilly & Rowan
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILSON ENTERPRISES, INC. 304 Oceola Avenue Nashville, Tennessee 37209	Same	Map: 51-11 Par: 42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 31st day of May, 1995.

Misty Doney
Notary Public

My Commission Expires: 1-17-99

MISTY DONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN TRUST COMPANY, N.A., Trustee under the Will of Harold C. Caudle, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto WILSON ENTERPRISES, INC., a Tennessee corporation, hereinafter "GRANTEE", its successors and assigns, that certain tract or parcel of real estate located in the 11th Civil District of Davidson County, Tennessee, and particularly described as follows:

> Beginning at a point in the easterly margin of Roberta Avenue (now Saunders Avenue) at its intersection with the northerly boundary line (erroneously shown as southerly in deed) of the tract of land conveyed to Ray E. Garrett and wife, by deed from Annie O. Orr, et al, of record in Book 1554, Page 81, Register's Office for said county; thence along said northerly boundary line, South 88 degrees 09 minutes East, 175 feet to a point; thence North 2 degrees 00 minutes East, 60 feet to a point; thence North 88 degrees 09 minutes West, 175 feet to the easterly margin of Roberta Avenue; thence with same, Southerly 60 feet to the point of beginning.
>
> Being the same property conveyed to First American Trust Company, N.A., Trustee, by Quitclaim Deed from June A. Caudle, Executor under the Will of Harold C. Caudle, of record in Book 8815, Page 779, Register's Office for Davidson County, Tennessee.

Said property is known as 1413 Saunders Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that the Property is free from all encumbrances made or suffered by it, except as otherwise set forth herein. The said real estate is conveyed subject to the following:

1. Real estate taxes for the current year which have been prorated and assumed by GRANTEE;

2. Easement to erect, maintain, repair, rebuild, operate and patrol one line of poles and wires or cables granted to the City of Nashville, by Ray E. Garrett and wife, by instrument of record in Book 1877, page 403, said Register's Office;

3. Easement for stone wall along line between Lots 2 and 3 of Plan of Herbert Anderson Subdivision, as of record in Book 421, page 37, said Register's Office, and as referred to in deed of record in Book 1554, page 81, said Register's Office; and

3. Restrictive Covenants contained in an instrument of record in Book 1584, page 23, said Register's Office.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of May, 1995, the corporate party having caused its name to be signed hereto by its duly authorized representative on said day and date.

FIRST AMERICAN TRUST COMPANY, N.A.,
Trustee

By: Paul J. Geddis

Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karl L. Shepherd, of the State and County aforesaid, personally appeared Paul J. Geddis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of FIRST AMERICAN TRUST COMPANY, N.A., the within named bargainor, a national banking association, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Senior Vice President

WITNESS my hand and seal, in Nashville, Tennessee, this 31st day of May, 1995.

NOTARY PUBLIC

KARL L SHEPHERD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

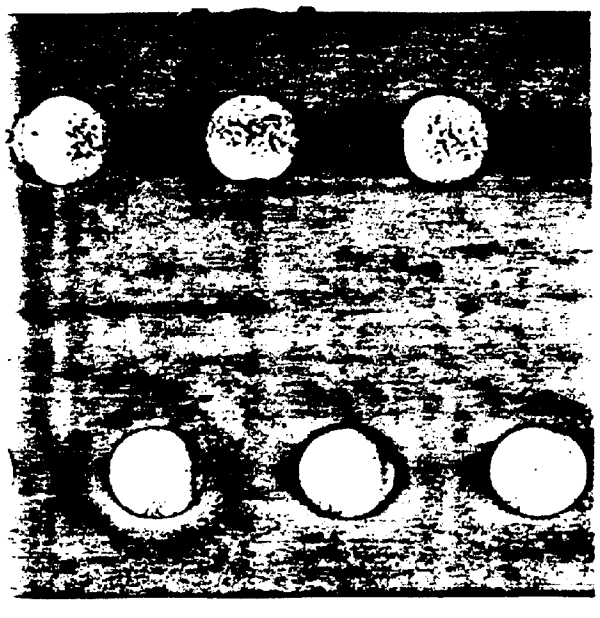
My Commission Expires:
My Commission Expires Sept. 26, 1998

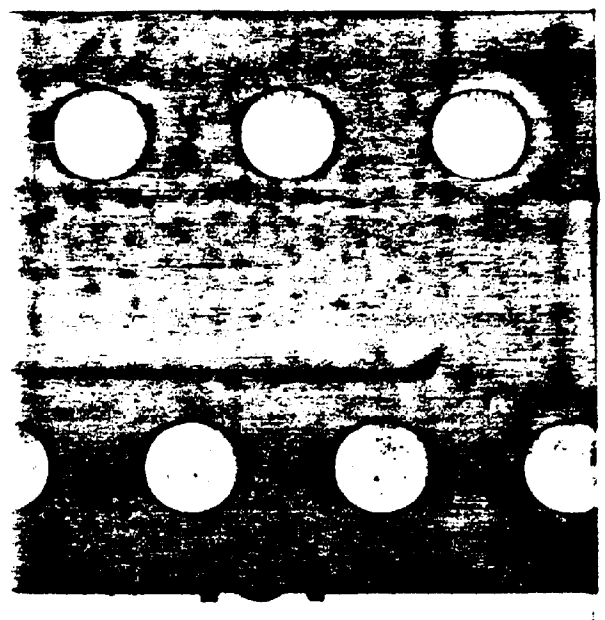
0065484
IDENTIF. ↑ REFERENCE

95 MAY 31 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5205 05/31 0101 03CHECK 127.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9686 PG 303

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

05/31/95 01 15:24 0001 6205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065484
IDENTIF. ← REFERENCE

95 MAY 31 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915521