BOOK 9694 PG 17

This Instrument Prepared By:
Michael P. Dolan, Esq.
Frank & Frank
1102 17th Avenue South
Suite 300
Nashville, Tennessee 37212
(615) 321-4707

PICK-UP

95 JUN -7 AM 11:40
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00677770

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00.

Affiant

Subscribed and sworn before me, this 3rd day of June, 1995.

CONSTANCE T. MAGNOTTA
COMM. #968924
Notary Public-California
LOS ANGELES COUNTY
My comm. expires JUL 05,1996

Notary Public

My Commission Expires: July 5, 1996

Name and Address of New Owner:	Send Tax Bills to:	Map/Parcel No.
NFB, Inc. c/o Joseph F. Boylan 2510 Franklin Pike Nashville, Tennessee 37204	Same	118-2-191, 192

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First American Trust Company, Trustee of the Mildred Acuff Residuary Trust for the benefit of Roy Neill Acuff as to a one-third (1/3) undivided interest in the property defined below, First American Trust Company, Trustee of The Mildred Acuff Residuary Trust for the benefit of Thelma Gossett as to a one-sixth (1/6) undivided interest in the property defined below, Scarlett Rose Brown, individually as to a one-sixth (1/6) undivided interest in the property defined below, Bradford Trust Company, Successor Trustee of The Brown Trust created under the Last Will and Testament of Margaret Rose, deceased, for the benefit of Scarlett Rose Brown as to a one-third (1/3) undivided interest in the property defined below with a remainder interest in the issue of Scarlett Rose Brown per stirpes and Troy Brown and Jennifer Brown the only issue of Scarlett Rose Brown (collectively referred to herein as "Grantors") have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto NFB, Inc., a Tennessee corporation ("Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots Nos. 15 and 16 front together 100 feet on the easterly side of Franklin Turnpike or 8th Avenue South, extended, and runs back between parallel lines, 170 feet, more or less, to an alley.

Tract II: Land in Davidson County, Tennessee, being Lots Nos. 17, 18 and 19 in Geo. I Waddey's Subdivision of Westwood, a plan of which is recorded in Book 332, page 99, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots Nos. 17, 18 and 19 front 50 feet each on the easterly side of Franklin Pike, or Eighth Avenue South, extended, and run back between parallel lines 170 feet to an alley.

Being a portion of the same property conveyed to Roy C. Acuff as Executor of the Estate of Mildred Acuff, deceased, and Wesley H. Rose, as tenants in common, each with an undivided ½ interest of record in Book 6636, page 4, Register's Office for Davidson County, Tennessee. Roy Acuff having since died, First American Trust Company was appointed as Administrator, cta, dbn of the Estate of Mildred Acuff and as Successor Trustee of the Testamentary Trusts established by the Last Will and Testament of Mildred Acuff by Order of Probate Court for Davidson County, Tennessee under Probate # 70479, dated February 5, 1993. First American Trust Company, Administrator, cta, dbn of the Estate of Mildred Acuff, deceased, conveyed an undivided 1/3 interest to First American Trust Company, Trustee of the Mildred Acuff Residuary Trust created under the Last Will and Testament of Mildred Acuff, deceased, for the benefit of Roy Neill Acuff in Book 9384, page 803, Register's Office for Davidson County, Tennessee. First American Trust Company, Administrator, ctn, dbn of the Estate of Mildred Acuff, deceased, conveyed an undivided 1/6 interest to First American Trust Company, Trustee of the Mildred Acuff Residuary Trust created under the Last Will and Testament of Mildred Acuff, deceased, for the benefit of Thelma Gossett in Book 9384, page 805, Register's Office for Davidson County, Tennessee. Wesley H. Rose having since died, his ½ undivided interest vested to Margaret Rose under his will. Margaret Rose having since died, an undivided 1/6 interest vested in Scarlett Rose Brown and an undivided 1/3 interest vested in Bradford Trust Company, as Successor Trustee, by Order of the Chancery Court for Sumner County, Tennessee, Probate Minute Book 81, pages 665 and 666, dated January 1, 1994, of The Brown Trust established by the Last Will and Testament of Margaret Rose for the benefit of Scarlett Rose Brown with a remainder interest in the issue of Scarlett Rose Brown per stirpes.

This improved property known as 2510 Franklin Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantors do covenant with Grantee that it is lawfully seized and possessed of said land of fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth. Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend title to said land to said Grantee, its successors and assigns,

against the lawful claims of all persons whomsoever claiming by, through, or under Grantors, but no further or otherwise; provided, however, that all covenants and warranties herein of First American Trust Company, N.A. and Bradford Trust Company, are made in as full and ample a manner as they can and should do as Executor and Trustee, but no further or otherwise, meaning that the extent of their respective liability is limited by the amount of the corpus of the estate of which they are a fiduciary and which they are conveying the foregoing property.

First American Trust Company and Bradford Trust Company each execute this instrument solely in their fiduciary capacity and not individually, and the representations and warranties herein made by each of them are limited to those representations and warranties they can and should make in their respective fiduciary capacity and not otherwise.

WITNESS our hands this 7th day of June, 1995, as a duly authorized officer of each Grantor.

First American Trust Company,
Trustee of The Mildred Acuff
Residuary Trust created under
the Last Will and Testament of
Mildred Acuff, deceased, for
the benefit of Roy Neill Acuff,
in its fiduciary capacity and
not individually

By: _____

Its: Vice President

First American Trust Company,
Trustee of The Mildred Acuff
Residuary Trust created under
the Last Will and Testament of
Mildred Acuff, deceased, for
the benefit of Thelma Gossett,
in its fiduciary capacity and
not individually

By: _____

Its: Vice President

_____
Scarlett Rose Brown,
individually

Bradford Trust Company, Successor Trustee of The Brown Trust created under the Last Will and Testament of Margaret Rose, deceased, for the benefit of Scarlett Rose Brown, with a remainder interest in the issue of Scarlett Rose Brown per stirpes, in its fiduciary capacity and not individually

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By: _____

Its: _____

_____
Troy Brown, Individually

_____
Jennifer Brown, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared EMMETT RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of First American Trust Company, the within named bargainor, a corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

Witness my hand and official seal, in Nashville, Tennessee, this 7th day of June, 1995.

_____
Notary Public

My Commission Expires: _____

My Commission Expires March 11, 1996

Bradford Trust Company, Successor Trustee of The Brown Trust created under the Last Will and Testament of Margaret Rose, deceased, for the benefit of Scarlett Rose Brown, with a remainder interest in the issue of Scarlett Rose Brown per stirpes, in its fiduciary capacity and not individually

By: _____

Its: Vice President

_____
Troy Brown, Individually

_____
Jennifer Brown, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of First American Trust Company, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal, in Nashville, Tennessee, this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Emmer Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of First American Trust Company, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal, in Nashville, Tennessee, this 7th day of June, 1995.

Joan C. Eskew
Notary Public

My Commission Expires: My Commission Expires March 11, 1996

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Scarlett Rose Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in Woodland Hills this 31st day of June, 1995.

Constance T. Magnotta
Notary Public

My Commission Expires: July 5, 1996

CONSTANCE T. MAGNOTTA
COMM. #968924
Notary Public-California
LOS ANGELES COUNTY
My comm. expires JUL 05,1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of Bradford Trust Company, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal, in Nashville, Tennessee, this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of First American Trust Company, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal, in Nashville, Tennessee, this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, Scarlett Rose Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in _____ this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared DALE PRINCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of Bradford Trust Company, the within named bargainor, a corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

Witness my hand and official seal, in Nashville, Tennessee, this 2nd day of June, 1995.

Carol Ann Hall
Notary Public

My Commission Expires: My Commission Expires January 25, 1997

STATE OF California)
COUNTY OF Los Angeles)

BOOK 9694 PG 24

Personally appeared before me, Troy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in Woodland Hills this 3rd day of June, 1995.

Constance T. Magnotta
Notary Public

My Commission Expires: July 5, 1996

CONSTANCE T. MAGNOTTA
COMM. #968924
Notary Public-California
LOS ANGELES COUNTY
My comm. expires JUL 05,1996

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, Jennifer Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in _____ this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

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Bradford Trust Company,
Successor Trustee of The Brown
Trust created under the Last Will
and Testament of Margaret Rose,
deceased, for the benefit of Scarlett
Rose Brown, with a remainder interest
in the issue of Scarlett Rose Brown per
stirpes, in its fiduciary capacity and not individually

By: _____

Its: _____

_____
Troy Brown, Individually

_____
Jennifer Brown, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of First American Trust Company, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal, in Nashville, Tennessee, this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, Troy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in _____ this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Jennifer Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be an owner of the Property set forth in this instrument, who executed the foregoing instrument for the purpose therein contained.

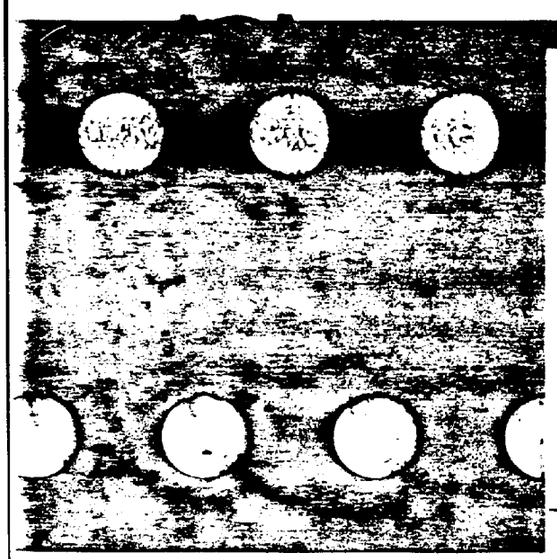
Witness my hand and official seal, in Nashville, TN this 2nd day of June, 1995.

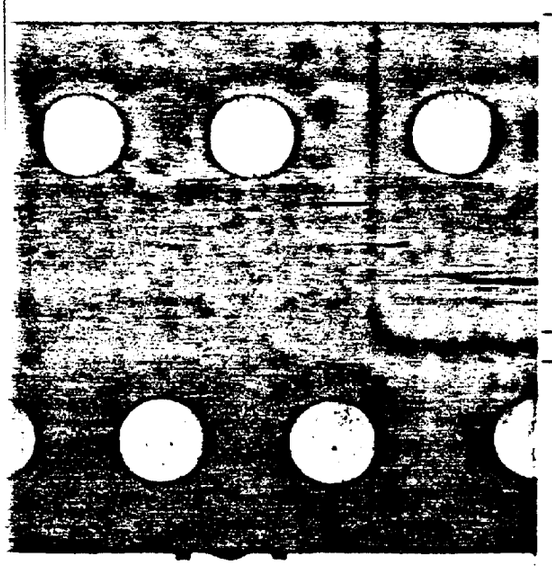
Nancy Ann Riley
Notary Public

My Commission Expires: My Commission Expires September 16, 1995

c:\wpdocs\leeann\mpd\rose.swd

3696 06/07 0101 03CHECK 1968-70





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

RECEIVED OF _____

FOR _____

BOOK 9694 PG 27

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
521000.00
CON TX 1927.70
PRFEE 1.00
WDEED 40.00
TOTAL 1968.70
CHECK 1968.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/95 01 11:41 0001 8696

0067770
IDENTIF. & REFERENCE

95 JUN -7 AM 11:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917982