BOOK 9771 PG 447

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

Fire Box #42

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Ruth S. Jordan 231 Second Avenue, South Franklin, Tennessee 37064	Same	Map 118-02 Parcel 72

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of SIX HUNDRED THIRTY-FIVE THOUSAND AND NO/100 ($635,000.00) DOLLARS, the receipt of which is hereby acknowledged, THE MELROSE PARTNERSHIP, a Tennessee general partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto RUTH S. JORDAN, hereinafter called "Grantee," her heirs and representatives, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Ruth S. Jordan
AFFIANT

Subscribed and sworn to before me this 23rd day of August, 1995.

NOTARY PUBLIC

My Commission Expires:
1-24-98

This is improved property known as 2529 Franklin Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and representatives, forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, her heirs and representatives, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to the following:

1. 1995 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable;

2. Terms and provisions of and the rights of the tenant in possession under a certain Lease Agreement dated as of January 24, 1995, by and between Grantor and Bridgestone/Firestone, Inc., an Ohio corporation, as evidenced by an Evidence of Lease dated

March 21, 1995, and recorded in Book 9637, Page 13, Register's Office for Davidson County, Tennessee;

3. All matters shown on the plat of record in Book 1130, Pages 18 and 22, Register's Office for Davidson County, Tennessee; and

4. Those matters shown on the survey of R. L. Montoya-Land Surveying, Inc., referred to in Exhibit "A" hereto.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized general partner on this the 22nd day of August, 1995.

GRANTOR:

THE MELROSE PARTNERSHIP

BY: _____
George N. Spiva, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, George N. Spiva, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is general partner of THE MELROSE PARTNERSHIP, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 22nd day of August, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land in Davidson County, Tennessee, described as Parcel 72 on Tax Map 118-02, being more particularly described by a Field Run Survey by R. L. Montoya - Land Surveying, Inc., dated February 22, 1995, revised August 14, 1995, and further revised August 21, 1995, as follows:

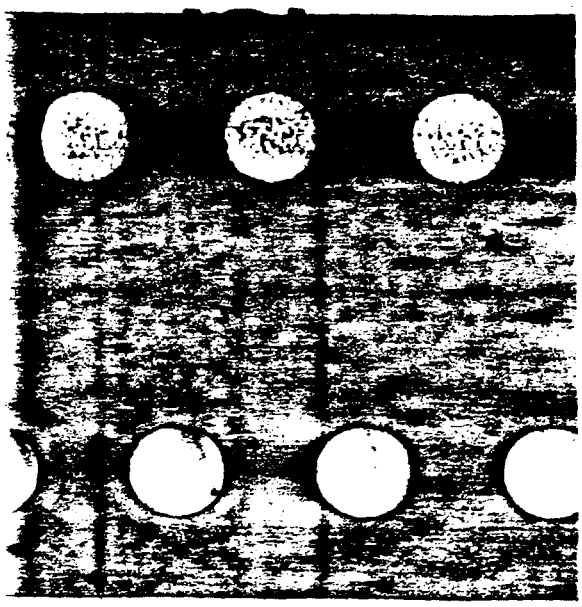
BEGINNING at an iron rod in the west margin of Franklin Pike, said point being the northeast corner of the Elam Company property, as of record in Book 8171, Page 870, Register's Office for Davidson County, Tennessee, and also being the southeast corner of the herein described tract; thence, leaving said margin, South 73° 34' 28" West, 133.97 feet to a witness point, said point being 14.81 feet from the property corner, for a total of 148.79 feet to the northwest corner of the Elam Company property and also being the southwest corner of the herein described tract; thence, North 16° 27' 32" West, 202.24 feet to an iron rod in the northeast corner of Lot 94 on the Plan of Kirkwood Heights the W. T. Berry Estate, Section 5, as of record in Book 1130, Page 22, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the herein described tract; thence, with the line of Spence Motels, Inc., as of record in Book 3788, Page 716, Register's Office for Davidson County, Tennessee, North 71° 00' 00" East, 148.09 feet to an iron rod in the west margin of Franklin Pike, said point being the southeast corner of Spence Motels, Inc., and also being the northeast corner of the herein described tract; thence along said margin, South 16° 41' 23" East, 208.89 feet to the point of beginning, containing 0.70 acres, more or less.

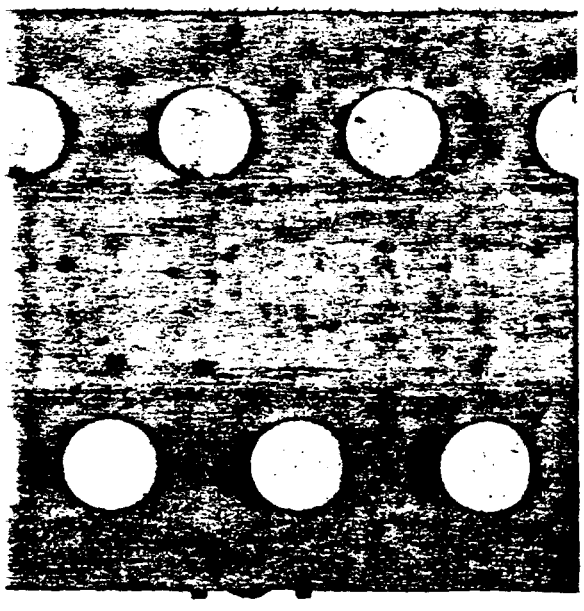
BEING a portion of the same property conveyed to The Melrose Partnership, a Tennessee general partnership, by deed of record in Book 7464, Page 373, Register's Office for Davidson County, Tennessee, and leased to Bridgestone/Firestone, Inc., an Ohio corporation, by a lease, an evidence of which is recorded in Book 9637, Page 13, Register's Office for Davidson County, Tennessee.

00092475
IDENTIF. & REFERENCE

95 AUG 23 PM 1:42
REGISTER
DAVIDSON CNTY. TN.

c:\spiva\bridgestone.dis\deed





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
635000.00
CON TX 2349.50
PRFEE 1.00
WDEED 12.00
TOTAL 2362.50
CHECK 2362.50
08/23/95 01 13:41 0001 5736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00924 75
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

No. 944683