FROM: General Capital Land Fund, L.P.

TO: Carl E. Wingo and wife,
Barbara N. Wingo

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
SUITE 1900
424 CHURCH STREET
NASHVILLE, TN 37219

Address New Owner:	Send Tax Bills To:	Map -- Tax Parcel No.
Carl and Barbara Wingo 54 Brookhill Circle Nashville, TN 37215	SAME	114-30.01 114-76.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Carl E. Wingo
Affiant

Subscribed and sworn to before me, this the 11th day of October, 1995.

Nina Miller
Notary Public

My Comm. Expires: 1-20-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 OCT 12 8:11:04
DAVIDSON COUNTY, TN.

01111497

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand Dollars ($300,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **General Capital Land Fund, L.P.** (the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto **Carl E. Wingo and wife, Barbara N. Wingo** (collectively, the "GRANTEE"), GRANTEE's heirs, successors and assigns, all of GRANTOR's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein subject to the permitted exceptions set forth in said Exhibit A.

189325.1 10/9/95

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, GRANTEE's heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), 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.

Notwithstanding any other provision herein, the real property and improvements conveyed by this deed are conveyed **"AS IS -- WHERE IS", WITHOUT REPRESENTATION OR WARRANTY AS TO THE CONDITION OF ANY SUCH PROPERTY OR ITS FITNESS FOR USE FOR ANY PARTICULAR PURPOSE.**

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed effective as of the 11th day of October, 1995.

GRANTOR: **GENERAL CAPITAL LAND FUND, L.P.**

By: General Capital Corporation,
general partner

By: Barnett B. Smith, Jr.

Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nina Miller, a Notary Public of said County and State, personally appeared Barrett B. Sutton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EVP (or other officer authorized to execute the instrument) of General Capital Corporation, general partner of General Capital Land Fund, L.P., the within named bargainor, and that he as such EVP executed the foregoing instrument for the purposes therein contained, by signing the name of General Capital Corporation by himself as EVP.

Witness my hand and seal, at Office in Nashville, Tennessee, this 11th day of October, 1995.

Nina Miller
Notary Public

My Commission Expires: 1-20-99



EXHIBIT A

PROPERTY DESCRIPTION

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being located on the northerly side of U.S. Highway 70N, one mile, more or less, westerly of Old Hickory Boulevard, being the property of Hugh Fisk, et. ux, of record in Book 3462, page 40, Book 2921, page 445 and Book 5926, page 751, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of U.S. Highway 70N (Charlotte Pike), said point being 138 feet, more or less, easterly of a concrete right-of-way monument, and being the southwesterly corner of property owned by General Capital Land Fund, L.P. and the southeasterly corner of Fernie Rayburn of record in Book 4539, page 475, Register's Office for Davidson County, Tennessee;

THENCE, leaving Charlotte Pike margin with said Rayburn's East line, North 01° 01' 27" East, 234.93 feet to a 60-inch Red Oak at the southwest corner of Carson Hazelwood of record in Book 6425, page 117, Register's office for Davidson County, Tennessee;

THENCE, with Hazelwood's southerly line, North 63° 31' 57" East, 222.38 feet to a point;

THENCE, North 76° 00' 47" East, 263.44 feet to a 60-inch Red Oak, the point of beginning;

THENCE, North 13° 49' 26" West, 32.92 feet to an old snag;

THENCE, with Hazelwood's northerly line and a fence the following calls:

North 64° 55' 19" West, 168.54 feet to a point;
North 58° 34' 41" West, 151.06 feet to a point;
North 67° 17' 59" West, 42.79 feet to a point;
North 83° 05' 31" West, 32.75 feet to a point;
South 87° 36' 17" West, 61.50 feet to a point;
North 89° 38' 08" West, 162.18 feet to a point;
South 88° 18' 46" West, 119.45 feet to a point in the easterly boundary of Ralph E. Young of record in Book 5823, page 614, Register's Office for Davidson County, Tennessee;

THENCE, with Young's East line and a fence with following calls:

North 25° 16' 36" West, 682.71 feet to a point;
North 23° 02' 41" West, 362.24 feet to a point;
North 26° 52' 21" West, 480.42 feet to a point in the centerline of Sullivan's Hollow Road;

THENCE, with said centerline the following calls:

North 58° 44' 23" East, 585.75 feet to a point;
North 49° 07' 08" East, 89.10 feet to a point;

North 44° 27' 21" East, 201.30 feet to a point;
North 68° 13' 37" East, 41.57 feet to the northwest corner of a cemetery of record in Book 518, page 536, Register's office for Davidson County, Tennessee;

THENCE, with said cemetery, South 17° 24' 42" East, 106.34 feet to a corner post;

THENCE, South 78° 23' 29" East, 158.33 feet to a corner post in the westerly line of Julian P. Jordan, of record in Book 3279, page 357, Register's Office for Davidson County, Tennessee;

THENCE, with said Jordan line, South 15° 40' 23" East, 479.50 feet to a point;

THENCE, South 75° 35' 24" East, 184.95 feet to a point;

THENCE, with a fence and Jordan's southerly line, North 77° 10' 32" East, 913.04 feet to a corner post;

THENCE, South 47° 26' 12" East, 217.29 feet to a corner post in the westerly line of B. B. Doubleday;

THENCE, South 3° 30' 34" West, 451.04 feet to a point in a fence;

THENCE, with said fence the following calls:
South 26° 27' 14" West, 75.62 feet to a point;
South 5° 23' 02" West, 55.03 feet to a point;
South 12° 02' 55" East, 116.62 feet to a point;
South 10° 51' 37" East, 211.23 feet to a pile of stones;
South 13° 21' 22" West, 306.54 feet to an old stump in the northerly line of Dorothy Scott of record in Book 4810, page 715, Register's Office for Davidson County, Tennessee;

THENCE, with Scott's northerly line, South 69° 53' 53" West, 430.00 feet to a point;

THENCE, with General Capital Land Fund, L.P.'s northerly line, South 69° 30' 07" West, 492.93 feet to the point of beginning;

BEING a portion of the same property conveyed to General Capital Land Fund, L.P., a Delaware limited partnership, by Deed of Record in Book 7555, page 400, Register's office for Davidson County, Tennessee.

PERMITTED ENCUMBRANCES

The above property is conveyed subject to the following:

1. 1995 Metropolitan Government of Nashville and Davidson County taxes, a lien, but not yet due and payable.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Easement(s) as set forth in instrument recorded in Book 787, page 80.

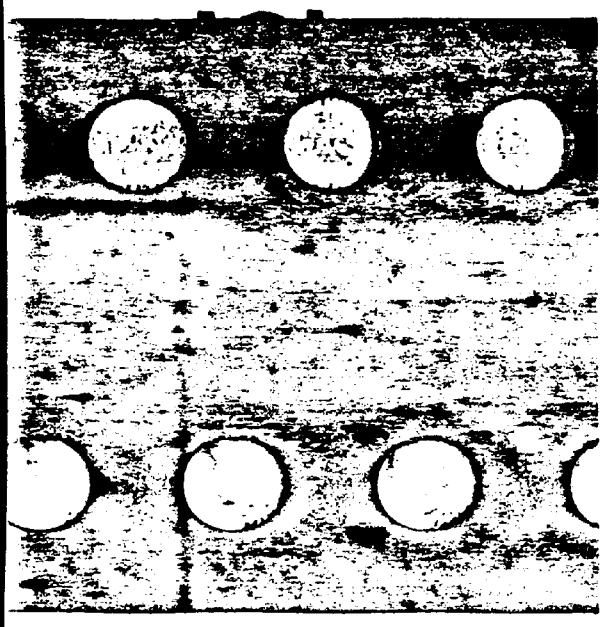
4. Right of ingress and egress of a family graveyard, of record in Book 518, page 366.

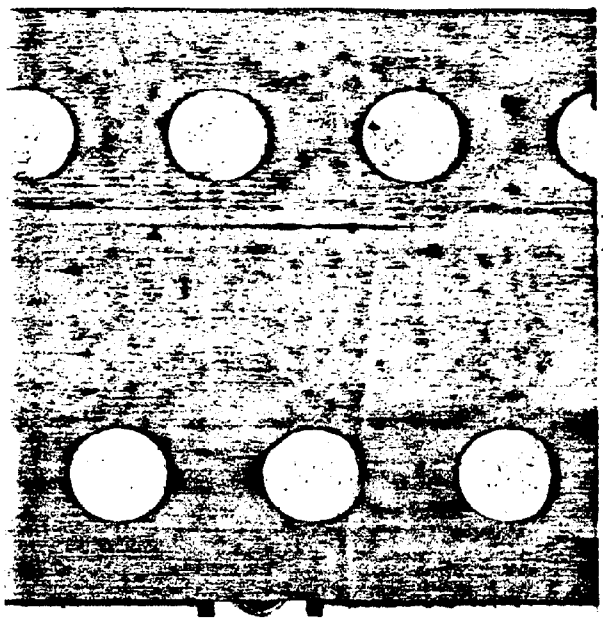
5. Title to that portion of the subject property embraced within the bounds of roads, highways, easements and rights-of-way.

6. Title to that portion of the insured property within the bounds of Sullivan's Hollow Road.

7. Easement(s) as set forth in instrument recorded in Book 3463, page 111.

6023 10/12 01:01 03CHECK 1135.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9825 PG 934

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 300000.00
CON TX 1110.00
PRFEE 1.00
MISC 24.00
TOTAL 1135.00
CHECK 1135.00
10/12/95 01 11:06 0001 6023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111497
IDENTIF. & REFERENCE

95 OCT 12 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964778