SPECIAL WARRANTY DEED BOOK 10101 PG 831

FROM: James Bradley, Whitfield, Grantor
TO: W. Fred Williams, Trustee, Grantee

This instrument was prepared by:

Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
W. Fred Williams, Trustee Farris, Warfield & Kanaday Suite 1900 424 Church Street Nashville, Tennessee 37219	Same	93-10-72 pt. 93-10-73 Field Book Numbers

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED SIXTY-SIX THOUSAND and 00/100 Dollars ($166,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 1996.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, James Bradley Whitfield (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto W. Fred Williams, Trustee (the "Grantee"), his successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Property at 7th Avenue South and LaFayette Street, and also known as 417 Seventh Avenue South, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 26 day of June, 1996.

James Bradley Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, Linda M. Moorningham, a Notary Public of said County and State, JAMES BRADLEY WHITFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of June, 1996.

Linda M. Moorningham
Notary Public

My Commission Expires: 5-23-98

EXHIBIT A

Property Description

Tract I

(93-10-72)

Being part of Lot No. 51 on the Plan of Southfield, as of record in Book "N", page 459, of the Register's Office for said County, according to a copy of a survey thereof made by Z.T. Wilkinson, Surveyor, October 22, 1956, as follows:

BEGINNING at a point in the centerline of old Seventh Avenue South, as abandoned, in the north margin of Lafayette Street as now located, being the southwest corner of the General Outdoor Advertising Company lot; thence with the margin of Lafayette Street, westerly 203.96 Feet to a point in the east margin of an alley; thence with the margin of said alley, northerly 14.3 feet to a point; thence easterly 194.7 feet to a point in the westerly margin of 7th Avenue South as now located, southeasterly 34 feet to a point, the intersection of the center line of old 7th Avenue South as now abandoned, being the northwest corner of the Gerst Lot; thence with the center line of 7th Avenue South, as abandoned, southerly 129.2 feet to the point of beginning.

Being the property conveyed to James Bradley Whitfield by Deed from Grace F. Walker Clark of record in Book 5926, page 342, and rerecorded in Book 6026, page 64, Register's Office for Davidson County, Tennessee.

Tract II

(93-10-73)

Being part of Lot No. 51 in what is known as "Southfield" Plan of Lots, as of record in Book "N", page 459, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the west margin of 7th Avenue, South, formerly Vine Street at the corner of the Wilson Spring Tract of land, being the southeast corner of said Lot No. 51; thence with the west margin of said 7th Avenue, South, northerly 65 feet, more or less, to a stake, the S.E. corner of part of said lot formerly owned by Jefferson Page; thence at right angles westerly 165 feet, more or less, to an alley; thence with the margin of said alley, southerly 37 feet, more or less, to a southwest corner of said Lot No. 51 on the line of said Wilson Spring Tract of land; thence with the line between said Lot No. 51 and the Wilson Spring Tract, easterly 166 feet, more or less, to the point of beginning.

From this description is to be EXCLUDED the 7 feet of land sold to Ira T. Bryant in 1940, described as follows:

Being seven feet off of part of Lot No. 51 in what is known as the Southfield Plan of Lots as of record in Book N, page 495, Register's Office for said County. Beginning on the southeast corner of said Lot No. 51, and running back in a westerly direction 78 feet to a point with said southern boundary line of Lot 51; thence northerly seven feet to a point; thence eastwardly parallel with said southerly property line 78 feet to a westerly margin of Seventh Avenue, South; thence in a southerly direction parallel with the westerly margin of Seventh Avenue, South, seven feet to the beginning.

Being the property conveyed to James Bradley Whitfield by Deed from Grace F. Walker Clark of record in Book 5926, page 339, and rerecorded in Book 5958, page 493, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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Encumbrances

1. Any and all Real Property taxes for 1996 and subsequent years.

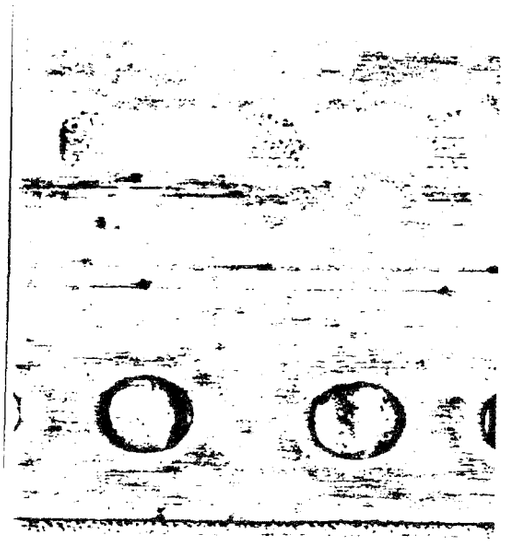
2. All matters on a survey by H & H Surveying, Inc., dated June 12, 1996, by Michael V. Holmes, Registered Land Surveyor, Tennessee No. 213, Job No. 96-352.

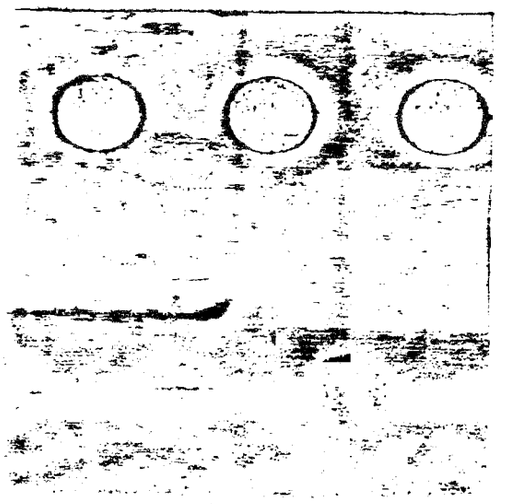
0197684

96 JUN 28 AM 9:02

REGISTER

3825 06/28 01:01 03CHECK 631.20





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 835

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
	166000.00
CON TX	614.20
PRFEE	1.00
WDEED	16.00
TOTAL	631.20
CHECK	631.20

06/28/96 01 09:07 0001 8825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197684
IDENTIFICATION REFERENCE

96 JUN 28 AM 9:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056574