Bk 28

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10484 PG 828

970 20223

SPECIAL WARRANTY DEED

Name and Address of New Owner: M & M Tennessee Investments, L.P. 11235 West Point Dr., Suite One Knoxville, TN 37922	
Send Tax Bills To: New Owner	
Street Address of Subject Property: Old Hickory Blvd. and Juarez Drive Nashville, TN	Map-Parcel No: Part of 75-168

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **M & M TENNESSEE INVESTMENTS, L.P., a Tennessee limited partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to

1. 1997 taxes, a lien but not yet due and payable.

2. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rightrs of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 3rd day of June, 1997.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: Wm. L. Flagle, Jr.

Title: Sr. V. P.

BY: Linda Morris

Title: Commercial Loan Acct Officer

STATE OF Tennessee]

COUNTY OF Sullivan]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William L. Flagle, Jr. and Linda Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the Sr. Vice President and Commercial Loan Officer respectively of First Tennessee Bank National Association, a corporation, the bargainor, and that William L. Flagle, Jr. as such Sr. Vice President and Linda Morris being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said William L. Flagle, Jr. as such Sr. Vice President and attesting the same by the said Linda Morris as such Commercial Loan Officer

WITNESS my hand and official seal seal, at Bristol Tennessee, this 3rd day of June, 1997.

Brenda Hurley

NOTARY PUBLIC

My commission expires: 4-21-99

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STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 850,000.00.

John P. Greene
Affiant

Subscribed and sworn to before me,
this the 5th day of JUNE, 1997.

William L Rowley
Notary Public

My commission expires: July 24, 1999

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

03134438
IDENTIF. ↑ REFERENCE

97 JUN -6 PM 4:04

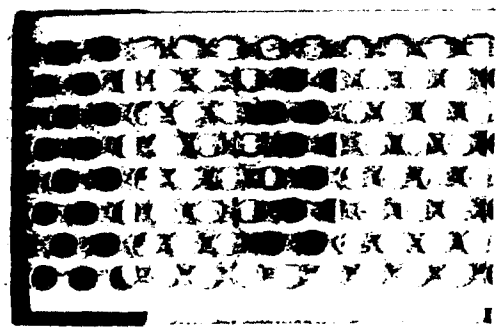
FELIX Z. GILSON II REGISTER
DAVIDSON COUNTY, TN.

0324 06/06 0101 06 MICHECK 3162.00

Land in Davidson County, Tennessee, being Tract #4 as shown on The Final Plat of Hermitage Market Place (i.e. recorded in Plat Book 9700, page 222 and re-recorded in Plat Book 9700, page 243, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

COMMENCING at a concrete monument located at the intersection of the easterly right of way of Old Hickory Boulevard and the northerly right of way of Old Lebanon Dirt Road; thence from said monument, following said right of way of Old Hickory Boulevard, NOrth 19 degrees 47 minutes 15 seconds west 21.19 feet to a point; thence along said right of way, with a curve to the left with a radius of 2,019.86 feet a length of 245.92 feet, a tangent length of 123.11 feet, a chord length of 245.77, a chord bearing of north 23 degrees 16 minutes 32 seconds west, to an iron pin; thence following said right of way with a curve to the left (i.e. curve C-7) with a radius of 2,019.86 feet, a length of 303.09 feet, a tangent length of 151.83 feet a chord length of 302.81 feet, a chord bearing of north 31 degrees 03 minutes 44 seconds west to an iron pin; thence following said right of way with a curve to the left (i.e. curve C-6) with a radius of 2,019.86 feet, a length of 68.36 feet, a tangent length of 34.18 feet, a chord length of 68.36 feet, a chord bearing of north 36 degrees 19 minutes 50 seconds west to an iron pin; thence following said right of way with a curve to the left (i.e. curve C-5) with a radius of 2,019.86 feet, a length of 186.88 feet, a tangent length of 93.51 feet, a chord length of 186.82 feet, a chord bearing of North 39 degrees 57 minutes 03 seconds West, to an iron pin; thence following said right of way with a curve to the left (i.e. curve C-4) with a radius of 2,019.86 feet, a length of 41.82 feet, a tangent length of 20.91 feet, a chord length of 41.82 feet, a chord bearing of north 43 degrees 11 minutes 40 seconds west, to an iron pin; thence following said right of way north 46 degrees 54 minutes 40 seconds west, 170.74 feet to an iron pin; thence following said right of way north 46 degrees 54 minutes 40 seconds west 40.12 feet to an iron pin; thence following said right of way north 46 degrees 54 minutes 40 seconds west 191.74 feet to an iron pin; and the point of beginning; thence north 46 degrees 54 minutes 40 seconds west along said right of way 147.95 feet to an iron pin; thence following said right of way with a curve to the right, with a radius of 1829.86 feet, a length of 70.13 feet, a tangent length of 35.07 feet, a chord length of 70.12 feet, a chord bearing of north 42 degrees 41 minutes 22 seconds west, to an iron pin; thence leaving said right of way, following a curve to the right, with a radius of 40.00 feet, a length of 30.04 feet a tangent lenght of 15.77 feet, a chord length of 29.33 feet, a chord bearing of North 27 degrees 57 minutes 14 seconds east, to an iron pin; thence north 49 degrees 27 minutes 55 seconds east, 37.17 feet to an iron pin; thence following a curve to the right with a radius of 195.00 feet, a length of 154.73 feet, a tangent length of 81.70 feet, a chord length of 150.70 feet, a chord beargin of north 72 degrees 11 minutes 50 seconds east, to an iron pin; thence south 85 degrees 04 minutes 15 seconds east 22.99 feet to an iron pin; thence following a curve to the left, with a radius of 220.00 feet, a length of 78.10 feet, a tangent of 39.47 feet, a chord length of 77.69 feet, a chord bearing of north 84 degrees 45 minutes 32 seconds east, to an iron pin; thence south 56 degrees 14 minutes 59 seconds east, 30.20 feet to an iron pin; thence south 25 degrees 19 minutes 29 seconds east 120.39 feet to an iron pin; thence south 58 degrees 11 minutes 02 seconds west, 243.33 feet to the point of beginning. Tract #4 contains 57,336 S.F., or 1.32 acres, more or less.

Being part of the property conveyed to First Tennessee Bank National Association by deed of record in Book 8167, page 714, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

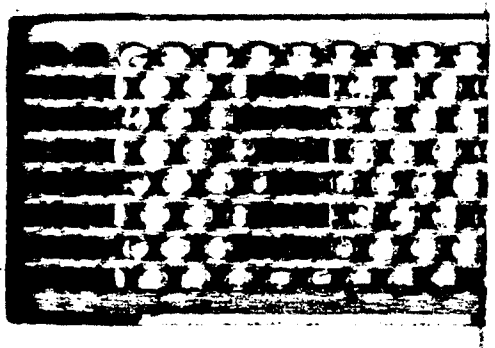
BOOK 10484 PG 832

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	
				850000.00
			CON TX	3145.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	3162.00
			CHECK	3162.00

06/06/97 01 16:07 0001 0324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. ↑ REFERENCE 03134 38

97 JUN -6 PM 4:0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1160240