FOR RECORDING PURPOSES

LTIC File No. 39053

Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 1,275,000

Laura Lincoln
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 6/4/98

NOTARY PUBLIC

COMMISSION EXPIRES: 11/22/2000

NOTARY PUBLIC AT LARGE

10963 PG 562

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Skaggs Companies, Inc. 5290 South Main St. Murray, UT 84107 Attn: President	Skaggs Companies, Inc. 5290 South Main St. Murray, UT 84107 Attn: Clayne Jensen	134-30

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NEC, Inc., a Tennessee corporation

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Skaggs Companies, Inc., a Utah corporation

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land lying in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2, on the Plan of G. W. Proctor's Subdivision, not of record, being more particularly described as follows:

Beginning at an existing P.K. nail in Ezell Road, said P.K. nail being the northwest property corner of the M.L. Barrett, et ux property as of record in Book 4124, page 757, Register's Office of Davidson County, Tennessee and the northeast corner of the herein described tract and proceeding as follows:

1. Leaving Ezell Road, with the west property line of M. L. Barrett, et ux and Lots 17 and 18 as shown on the plat of Bowood Heights Subdivision as of record in Plat Book 2331, page 47, R.O.D.C., Tennessee, S 14° 05' 59" W, 25.00 feet to a witness iron pin set, and continuing 455.39 feet for a total distance of 480.39 feet to an existing iron pin; thence,
2. Continuing with the west property line of Lots 18, 19 and 20, S 21° 20' 34" W, 273.20 feet to an existing iron pin in the north property line of Lot 21; thence,
3. With the north property line of Lot 21, in part, N 62° 47' 44" W, 143.84 feet to an existing iron pin in the east property line of Airport West Properties as of record in Deed Book 6204, page 109, R.O.D.C., Tennessee; thence,
4. With the east property line of Airport West Properties, in part, N 02° 45' 44" E, 351.15 feet to an existing iron pin, said pin being the south property corner of the Raymond L. Caldwell property as of record in Deed Book 5427, page 191, R.O.D.C., Tennessee; thence,
5. Leaving the east property line of Airport West Properties, with the east property line of Raymond L. Caldwell, N 28° 27' 59" E, 347.35 feet to a witness iron pin set, and continuing 25.00 feet for a total distance of 372.35 feet to an existing P. K. nail in Ezell Road; thence,
6. With Ezell Road, S 81° 06' 57" E, 151.81 feet to the point of beginning.

BEING the same property conveyed to NEC, Inc., by Deed of Record in Book 10903, page 960, Register's Office for Davidson County, Tennessee.

This conveyance is subject only to the following:

1. Easement(s) to Metropolitan Government of Nashville and Davidson County for Water Mains and Appurtances, as set forth in instrument recorded in Book 5782, page 806.
2. Easement(s) for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 4260 page 677 and Book 4986, page 137.
3. * Survey Number 88-116, last revised 08/16/93, prepared by Ragan-Smith-Murphy and Associates, Surveyors, ~~indicates the following:~~
   (a) Fence(s) both within and without perimeter as shown.
   (b) Utilities Line(s), Pole(s) and Anchor(s) crossing the southerly portion.
   (c) A portion of subject property is used as right-of-way for Ezell Road.
   ALL as more particularly shown on said survey.
4. 1998 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 134-30.

*The following matters shown on

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 620 Old Ezell Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind outselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 4th day of June, 1998.

NEC, Inc.

By: _____
Randy Butler, Secretary/Treasurer

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10963 PG 563

(Corporate Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Randy Butler with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself~~herself~~themselves to be the secretary/treasurer of the NEC, Inc. Tennessee a corporation, and that as such secretary/treasurer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Nashville, Tennessee on this date of June 4, 1998.

LAURA LINCOLN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

My Commission Expires: 1-27-01

laura lincoln

~~Public~~ Notary Public

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

0446409
IDENTIF. & REFERENCE

98 JUN -4 PM 3:15
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6347 06/04 01:01 03CHECK 4726.50

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

RECEIVED OF _____

FOR _____

BOOK 10963 PG 564

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	
				1275000.00
			CON TX	4717.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	4726.50
			CHECK	4726.50
06/04/98	01		15:18 0001	6347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446409
IDENTIF. # REFERENCE

98 JUN -4 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1302251