BK/37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
R & M Properties 3030 Sidco Drive Nashville, TN 37204	Map/Par. 094-09-108 Map/Par. 094-09-081	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

Instr:200006070057052 Page: 1 OF 5
REC'D FOR REC 06/07/2000 3:39:15PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1054.50

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bradford Trust Company, a Tennessee corporation and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Martial Trust B under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318 (the "Grantors") has bargained and sold, and by these presents transfers and conveys to R & M Properties, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of record in Book 3700, page 21 and Book 3842, page 123, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4188, page 923, said Register's Office. (Affects Lot 16 - Fesslers)

4. The existence of TVA electric powerlines. (Affects Lot 4 - Visco)

5. Amendment and Change of minimum building set back line, record in Book 4193, page 856, said Register's Office. (Affects Lot 4 - Visco)

6. Abandonment and Relocation of public utility easement, record in Book 4193, page 858, said Register's Office. (Affects Lot 4 - Visco)

7. Right of Way Easement to Colonial Pipeline Company record in Book 3647, page 624. said Register's Office. Modification of Right of Way Easement record in Book 4276, page 359, said Register's Office. (Affects Lot 4 - Visco)

8. Easement for flow of the waters of Brown's Creek and the rights of the public therein. (Affects Lot 16 - Fesslers)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Julie A Bonnell
Affiant

Subscribed and sworn to before me this 6 day of June, 2000.

Leslie Cardwell
Notary Public
My Commission Expires: 6/25/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0649614.01 | |

9. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution and changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek. (Affects Lot 16 - Fesslers)

This is improved property located at 90 Fesslers Lane and 50 Visco Court, Nashville, Davidson County, Tennessee.

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

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6 day of June, 2000.

BRADFORD TRUST COMPANY,
a Tennessee corporation
Co-Trustee of the Roy W. Clark, Jr., Marital Trust B

By: Richard W. Heuler
Title: Trust Counsel, Trust Officer

Helen A. Canter
HELEN A. CANTER, Co-Trustee of the Roy W. Clark, Jr. Marital Trust B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leslie Conduff, Notary Public, Richard W Heuler, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Trust Counsel - Trust* of Bradford Trust Company, a Tennessee corporation, Co-Trustee of the Roy W. Clark, Jr. Marital Trust B and is authorized to execute this instrument on behalf of Bradford Trust Company, a Tennessee corporation, as Co-Trustee.

*Officer

WITNESS my hand, at office, this 6 day of June, 2000.

Leslie Conduff
Notary Public
My Commission Expires: 1/25/03

LESLIE CONDUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leslie Canderff, Notary Public, Helen A. Canter, Co-Trustee of the Roy W. Clark, Jr., Marital Trust B, with whom I am personally acquainted and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of June, 2000.

Leslie Canderff
Notary Public
My Commission Expires: 1/25/03

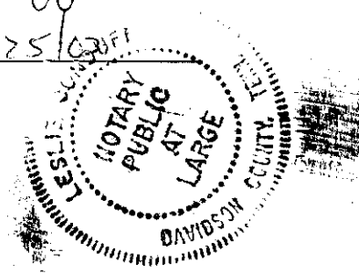


EXHIBIT A

50 VISCO COURT

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot Nos. 6 and 7 of Visco Industrial Subdivision (as shown on the Plan of Visco Industrial Subdivision, Section I, as of record in Book 3700, page 21, said Register's Office), as of record in Book 3842, page 123, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod situated in the southerly margin of Visco Court, said point being the northeast corner of the Milan Express, Ltd. Property of record in Book 7083, page 772, Register's Office for Davidson County, Tennessee.

Thence, along said road, along a curve to the right having a central angle of 29 deg. 59' 44", a radius of 50.00 feet, a tangent of 13.40 feet, a length of 26.18 feet, and having a chord which bears N 89 deg. 51' 10" E, a distance of 25.88 feet to a point;

Thence, along said road, S 75 deg. 08' 00" E, a distance of 29.39 feet to a point;

Thence, along said road, N 14 deg. 52' 00" E, a distance of 60.00 feet to a point;

Thence, leaving said road, N 74 deg. 52' 00" E, a distance of 99.55 feet to an iron rod;

Thence, S 15 deg. 08' 00" E, a distance of 206.00 feet to an iron rod;

Thence, S 81 deg. 11' 00" W, a distance of 181.10 feet to an iron rod;

Thence, N 15 deg. 08' 00" W, a distance of 155.50 feet to the point of beginning and containing 32,553.409 square feet or 0.747 acres of land more or less.

Being the same property conveyed to Bradford Trust Company and Helen A. Canter, Co-Trustees, of record in Book 11314, page 196, Register's Office for Davidson County, Tennessee.

90 FESSLERS LANE

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Visco Industrial Subdivision, Section One, record in Book 3700, page 21, Register's Office for Davidson County, Tennessee and described according to the survey of Delle Land Surveying, dated April 12, 2000, Steven Belle, Registered Land Surveyor, License No. 1710:

Beginning at an iron road situated in the southerly margin of Visco Drive, said point being the northwest corner of the Jimmy E. Allen et ux property of record in Book 6475, page 428, Register's Office for Davidson County, Tennessee.

Thence, leaving said road, S 15 deg. 08' 00" E, a distance of 100.00 feet to an iron rod;

Thence, S 74 deg. 52' 00" W, a distance of 165.00 feet to an iron road situated in the easterly margin of Fesslers Lane;

Thence, along said road, N 15 deg. 08' 00" W, a distance of 50.00 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 90 deg. 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet, a length of 78.54 feet, and having a chord which bears N 29 deg. 52' 00" E, a distance of 70.71 feet to an iron rod;

Thence, along said road, N 74 deg. 52' 00" E, a distance of 115.00 feet to the point of beginning and containing 15,963.495 square feet or 0.366 acres of land more or less.

Being the same property conveyed to Bradford Trust Company and Helen A. Canter, Co-Trustees of record in Book 11314, page 192, Register's Office for Davidson County, Tennessee.