Box 36

(3)

Davidson County DEEDWARR
Recvd: 12/13/00 13:51 11pgs
Fees:47.00 Taxes:2294.00
20001213-0122758

SITE NO. 36
Fesslers Lane
Nashville, Tennessee

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3305 West End Avenue
Nashville, Tennessee 37203

AFTER RECORDING, RETURN TO:
Mr. Mark Lee
FIRST AMERICAN TITLE INSURANCE CO.
6077 Primacy Parkway,
Suite 121 B
Memphis, Tennessee 38119

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Atlantic Financial Group, Ltd., a Texas limited partnership, doing business in Tennessee as Atlantic Financial Group, Limited Partnership 1000 Ballpark Way, Ste. 304 Arlington, TX 76011	Douglas, Elliman-Beitler 814 Church Street Nashville, TN 37202 Attn: Senior Property Manager	Map/Parcel 106-5-142.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST UNION NATIONAL BANK, a national banking association, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto ATLANTIC FINANCIAL GROUP, LTD., a Texas limited partnership, doing business in Tennessee as Atlantic Financial Group, Limited Partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

See Schedule "A" attached hereto
and incorporated herein by this reference.

This is improved property known as 747 Fesslers Lane, Nashville, Tennessee. See Schedule "B" attached hereto and incorporated herein by this reference for information concerning the succession by Grantor to the interest conveyed herein.

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

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to all covenants, conditions, easements and other matters of record and all matters set forth in Schedule B of the title insurance policy issued by First American Title Insurance Company in connection with this conveyance.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 6th day of December, 2000.

"GRANTOR"

FIRST UNION NATIONAL BANK, a national banking association

By: Jimmy H. Medlin

Title: Vice President

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, Eileen Sepmeyer-Dunlap, a Notary Public of the State and County aforesaid, personally appeared Jimmy H. Medlin, with whom I am personally acquainted, and who, upon oath acknowledged him self to be Vice President of First Union National Bank, the within named bargainor, a national banking association, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Vice President.

Witness my hand and seal at office this 6th day of December, 2000.

EILEEN SEPMEYER DUNLAP NOTARY PUBLIC

Eileen Sepmeyer Dunlap
Notary Public

My Commission Expires:

My Commission Expires March 4, 2001

STATE OF TENNESSEE

COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $ 620,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 8th day of December, 2000.

My Commission Expires:

DIANA CABLES NOTARY PUBLIC AT-LARGE My Comm. Exp. 5-6-2001 SHELBY CO. TN

Notary Public

SCHEDULE A

SITE 36

NEW LEGAL DESCRIPTION

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Fessler's Lane and Enos Reed Drive being Lots 9 and 10 as shown on the plan of City View Park, Section Three of record in Plat Book 4660, Page 178, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Enos Reed Drive, said monument being 300 feet, more or less west of the centerline of Fessler's Lane and being the southeast corner of Sadler property of record in Deed Book 9889, Page 445, R.O.D.C.;

Thence, leaving said margin with the east line of said Sadler and Thomas Conner of record in Deed Book 9349, Page 1182, R.O.D.C., N03° 07'47"E, 205.00 feet to a point in the south line of City View Park, Section 8 of record in Plat Book 8250, Page 127, R.O.D.C.;

Thence, with said City View Park, S86°53'15"E, 274.40 feet to a concrete monument in the westerly margin of Fessler's Lane;

Thence, with said margin and a curve concave to the east having a central angle of 07°26'06", a radius of 745.65 feet and a chord of S06°21'58"W, 96.69 feet for an arc length of 96.76 feet to a point;

Thence, S02°38'55"W, 63.10 feet to an iron pin;

Thence, with a curve concave to the west having a central angle of 90°27'50", a radius of 45.00 feet and a chord of S47°52'50"W, 63.90 feet for an arc length of 71.05 feet to an iron pin in the north margin of Enos Reed Drive;

Thence, with said margin, N86°53'15"W, 224.47 feet to the point of beginning, containing 54,902 square feet or 1.26 acres, more or less.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 16675SP OF THE FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF SEPTEMBER 01, 2000.

Being the same property conveyed to Nashville City Bank and Trust Co. by Warranty Deed from Third National Bank of record in Book 5323, page 135, Register's Office for Davidson County, Tennessee. National City Bank and Trust Inc. changed its name to Dominion Bank of Middle Tennessee by Certificate of Merger of record in Book 7163, page 430, in said Register's Office. First Union National Bank is successor to Dominion Bank of Middle Tennessee.

Schedule "B"

(See Attached)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Site No. 36

AFFIDAVIT OF MERGER

First Union National Bank, Charlotte, North Carolina, a national banking association, by and through its undersigned officer, certifies the following:

1. Effective as of June 23, 1993, Dominion Bank of Middle Tennessee was converted to a national bank and named Dominion National Bank of Tennessee as evidenced by a copy of the official certification of the Office of the Comptroller of Currency, Administrator of National Banks, attached hereto; and

2. Effective as of June 23, 1993, Dominion National Bank of Tennessee was changed to First Union National Bank of Tennessee as evidenced by a copy of the official certification of the Office of the Comptroller of the Currency, Administrator of National Banks, attached hereto; and

3. On July 31, 1997, First Union National Bank of South Carolina, First Union National Bank of Tennessee, First Union National Bank of Virginia, First Union National Bank of Maryland, First Union National Bank of Washington, D.C., and First Union Bank of Connecticut merged with and into First Union National Bank (Charlotte, NC), as evidenced by a copy of the official certification of the Office of the Comptroller of the Currency, Administrator of National Banks, attached hereto; and

4. On February 26, 1998, First Union National Bank (Charlotte, North Carolina) merged into and under the charter and title of First Union National Bank (Avondale, Pennsylvania), with the headquarters of the resulting bank being located in Charlotte, North Carolina, as evidenced by a copy of the official certification of the Office of the Comptroller of the Currency, Administrator of National Banks, attached hereto.

This the 22nd day of November, 2000.

FIRST UNION NATIONAL BANK

By: _____
Vice President

ATTEST:
Annet T. Daniel
Assistant Secretary

Signed, sealed and delivered in the presence of:
April M. Mitchell
Jennifer Y. Clemmons
Notary Public

My Commission Expires: 3/24/01

Comptroller of the Currency

TREASURY DEPARTMENT



OF THE UNITED STATES

Washington, D. C.

Whereas, satisfactory evidence has been presented to the Comptroller of the Currency that

DOMINION BANK OF MIDDLE TENNESSEE

located at NASHVILLE, County of TENNESSEE has complied with all provisions of the statutes of the United States required to be complied with before being authorized to commence the business of banking as a National Banking Association;

Now, therefore, I hereby certify that the above-named association is authorized to commence the business of banking as a National Banking Association under the title DOMINION NATIONAL BANK OF TENNESSEE.

effective June 21, 1991.

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

In testimony whereof, witness my signature and seal of office this 21st day of June 1991

Charter No. 22649

Deputy

Comptroller of the Currency
Administrator of National Banks

Southeastern District
Marquis One Tower, Suite 600
245 Peachtree Center Avenue, N.E.
Atlanta, Georgia 30303

June 23, 1993

Ross E. Jeffries, Jr.
Vice President and
Assistant General Counsel
First Union Corporation
Legal Division
One First Union Center (0630)
Charlotte, North Carolina 28288

Re: 93-SE-04-004 - First Union National Bank of Tennessee
Nashville, Tennessee

Dear Mr. Jeffries:

The Office of the Comptroller of the Currency has received your letter concerning the title change and the appropriate amendment to the articles of association. The OCC has recorded that as of June 23, 1993, the title of Dominion National Bank of Tennessee, Charter Number 22649, was changed to "First Union National Bank of Tennessee".

As a result of the Garn-St Germain Depository Institutions Act of 1982, this Office is no longer responsible for the approval of national bank name changes nor does it maintain official records on the use of alternate titles. The use of other titles or the retention of the rights to any previously used title is the responsibility of the bank's board of directors. Legal counsel should be consulted to determine whether or not the new title, or any previously used title, could be challenged by competing institutions under the provisions of federal or state law.

Very truly yours,

Thelma J. Hodges
Analysis Specialist

Comptroller of the Currency
Administrator of National Banks

Multinational Banking Division
250 E Street, SW
Washington, D.C. 20219

July 31, 1997

Mr. Robert L. Andersen
Senior Vice President
First Union Corporation
301 South College Street
31st Floor, LEG-0630
Charlotte, North Carolina 28288

Dear Mr. Andersen:

This letter is the official certification of the Office of the Comptroller of the Currency ("OCC") of the merger of the following banks into and under the charter of First Union National Bank, Charlotte, North Carolina, charter number 15650, effective July 31, 1997:

First Union National Bank of South Carolina, Greenville, South Carolina
First Union National Bank of Tennessee, Nashville, Tennessee
First Union National Bank of Virginia, Roanoke, Virginia
First Union National Bank of Maryland, Rockville, Maryland
First Union National Bank of Washington, D.C., District of Columbia
First Union Bank of Connecticut, Stamford, Connecticut

This also serves as the official authorization for First Union National Bank, charter number 15650, to operate the former head offices of the merging banks as branches at the sites indicated in the attachment to this letter. First Union National Bank, charter number 15650, is also hereby authorized to operate the former branches of First Union Bank of Connecticut at the sites indicated in the attachment. Branch authorizations previously granted to the merging national banks automatically convey to First Union National Bank, charter number 15650, and will not be reissued. Copies of this certificate should be furnished to personnel responsible for branch administration and the monitoring of compliance with 12 U.S.C. 371d.

Under the authority of 12 C.F.R. 5.37, approval is hereby granted to First Union National Bank for an aggregate investment in premises which, when combined with the Bank's investment in fixtures, shall not exceed $3,000,000,000.00. This approval is conditioned upon the application of generally accepted accounting principles towards the additional investments in fixed assets. Compliance with this limitation shall be determined by the amount reported by the Bank on its "Call Report" as "premises and fixed assets".

This letter is also the official certification by the Office of the Comptroller of the Currency of increase in common stock outstanding by First Union National Bank, Charter Nr. 15650, from **$82,794,510.00** to **$88,079,265.00**, effective as of **July 31, 1997.**

Sincerely,

Richard T. Erb
Licensing Manager

Charter Number 15650

Attachment



Comptroller of the Currency
Administrator of National Banks

Bank Organization and Structure, 3-8
Washington, D.C. 20219-0001

February 20, 1998

OCC Control Nr. 97-ML-02-0050

Mr. Robert L. Andersen
Assistant General Counsel
First Union Corporation
301 South College Street
Charlotte, North Carolina 28288-0630

Dear Mr. Andersen:

This letter is the official certification of the Office of the Comptroller of the Currency for the merger of First Union National Bank, Charlotte, North Carolina, Charter Nr. 15650, into and under the charter and title of First Union National Bank, Avondale, Pennsylvania, Charter Nr. 22693, with the resulting bank located in Charlotte, North Carolina, effective February 26, 1998.

This letter also serves as the official authorization for First Union National Bank, Charter Nr. 22693, to operate its former head office in Avondale, Pennsylvania as a branch at the following location:

Popular Name : Avondale Branch
Certificate Nr : 111588A
Address : 102 Pennsylvania Avenue
Avondale, Pennsylvania

Branch authorizations previously granted to First Union National Bank, Charter Nr. 15650 automatically convey to the resulting bank and will not be reissued. Please furnish a copy of this certificate to personnel responsible for branch administration. In the event of questions, please contact Senior Licensing Analyst Cindy L. Hausch-Booth at (202) 874-5060.

Sincerely,

Richard T. Erb
Licensing Manager