THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS &
BERRY (JMW)
21st Floor, First Am. Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 5835 PAGE 670

(Address New Owner(s) as Follows:	[Send Tax Bills to:	[Map & Parcel Number)
(	[	[ )
(1994 Rivergate Associates	[Dobson & Johnson, Inc	[34-2/68)
(Suite 1905	[Suite 1800	[ )
(342 Madison Avenue	[One Commerce Place	[ )
(	[	[ )
(New York, N. Y. 10017	[Nashville, Tn. 37239	[ )

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Financial Packaging Corporation of Delaware, Inc., (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said 1994 Rivergate Associates (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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. Deed of Trust executed by Douglas C. Smith, Trustee for Albert W. Johnson, Trustee, of record in Book 4625, page 985, Register's Office of Davidson County, Tennessee, as modified by a Modification Agreement executed by Robert J. Brewington, Trustee, and Dobson & Johnson, Inc., of record in Book 4738, page 483, said Register's Office, which Deed of Trust was assigned to State Farm Insurance Company by an assignment of record in Book 4738, page 486, said Register's Office.

3. Deed of Trust executed by The Tennessee District Council of the Assemblies of God, Inc. to L. H. Hardaway, Jr., Successor Trustee, of record in Book 5282, page 227, said Register's Office.

4. Deed of Trust executed by Financial Packaging Corporation of Delaware, Inc. to The Tennessee District Council of the Assemblies of God, Inc., of record in Book 5820, page 757, said Register's Office.

This is improved property, known as 1994 Two Mile Pike, Goodlettsville, 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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of November, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FINANCIAL PACKAGING CORPORATION OF DELAWARE, INC.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,350,000.00

Subscribed and sworn to before me, this the 19th day of November, 1981

Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

EXHIBIT A

A parcel of land in the 10th Civil District of Davidson County, Tennessee, located west of Gallatin Road and east of Two Mile Pike and bounded on the north by J. C. Penney's T.B.A. Site, being Lot "G" of Rivergate Park, of record in Book 4175, page 107, Register's Office for said County, more particularly described as follows:

BEGINNING at a concrete monument, the Southeast corner of J. C. Penney's T.B.A. Site; thence with a curve to the right having a radius of 138.84 feet and a central angle of 35 deg. 55 min., 87.03 feet to a point; thence South 51 deg. 25 min., West 127.04 feet to a point, the beginning of a curve to the right; thence around said curve having a radius of 50 feet and a central angle of 54 deg., 05 min., 47.20 feet to a point; thence north 74 deg. 30 min. west 54.59 feet to a point; the beginning of a curve to the right; thence around said curve having a radius of 100.0 feet and a central angle of 90 deg. 00 min., 157.08 feet to a point; thence North 15 deg. 30 min., East, 105.0 feet to a concrete monument, the Southwest corner of J. C. Penney's T.B.A. Site; thence South 74 deg. 30 min., east 296.0 feet to the point of beginning, containing 1.12 acres, more or less.

Being the same property conveyed to Financial Packaging Corporation of Delaware, Inc., by Deed from The Tennessee District Council of the Assemblies of God, Inc., of record in Book 5820, page 754, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named A. J. SIGNORILE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Financial Packaging Corporation of Delaware, Inc., the within named bargainor, a corporation, and that he as such officer of Financial Packaging Corporation of Delaware, Inc., being authorized so to do, executed the foregoing document for the purpose therein contained by signing the name of the corporation and attesting thereto.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of November, 1981.

Sharon Thompson Parker
NOTARY PUBLIC

My Comm. Expires: 4-22-84

EXHIBIT "A"

BOOK 5835 PAGE 672

A PARCEL of land in the 10th Civil District of Davidson County, Tennessee, located west of Gallatin Road and east of Two Mile Pike and bounded on the north by J. C. Penney's T.B.A. Site, being Lot "G" of Rivergate Park, of record in Book 4175, Page 107, Register's Office for Said County, more particularly described as follows:

BEGINNING at a concrete monument, the southeast corner of J.C. Penney's T.B.A Site; thence with a curve to the right having a radius of 138.84 feet and a central angle of 35 deg. 55 min. 87.03 feet to a point; thence south 51 deg. 25 min., West 127.04 feet to a point, the beginning of a curve to the right; thence, around said curve having a radius of 50 feet, and a central angle of 54 deg. 05 min., 47.20 feet to a point; thence north 74 deg. 30 min., west 54.59 feet to a point; the beginning of a curve to the right; thence around said curve having a radius of 100.00 feet, and a central angle of 90 deg. 00 min., 157.08 feet to a point; thence North 15 deg. 30 min., East 105.0 feet to a concrete monument, the southwest corner of J.C. Penney's T.B.A. Site; thence South 74 deg. 30 min., East 296.00 feet to the point of beginning, containing 1.12 acres, more or less.

G 7 3 6 6 9

IDENTIF. REFERENCE

DEC 30 4 03 PM '01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5835 PAGE 673

FOR _____

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
	CO	1,350,000.00		
			3510.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 3519.50-	
5187A	12/30/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 73669

IDENTIF. REFERENCE

DEC 30 4 04 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860016