Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
PFR, Inc. c/o Southeast Venture Companies 301 South Perimeter Park Drive Nashville, TN 37211	Same as Owner	P/O 134-0 249 Field Book # 5DU 16068

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
21st Floor, First American Center, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, EVSVS Associates, a Tennessee joint venture among W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen, and J. Benjamin Steele ("Grantor") has bargained and sold, and hereby transfers and conveys to PFR, Inc., a Tennessee corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A 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 and assumed by Grantee.

2. Restrictive covenants of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 5190, page 776, said Register's Office.

4. Public utility and drainage easement of record in Book 6112, page 37, said Register's Office.

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

10/26 666.02- CHECK

7987

Grantor covenants with Grantee that the Property is free of encumbrances created by Grantor, except as disclosed herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed this 25th day of October, 1983.

EVSVS ASSOCIATES

By: W. Gerald Ezell
W. Gerald Ezell,
Joint Venturer

By: George A. Volkert
George A. Volkert,
Joint Venturer

By: Richard W. Sorenson
Richard W. Sorenson,
Joint Venturer

By: Carl H. Vereen
Carl H. Vereen,
Joint Venturer

By: J. Benjamin Steele
J. Benjamin Steele,
Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. E. Murdock III, a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of October, 1983.

J. E. Murdock III
Notary Public

My Commission Expires: 1/8/85

J. E. MURDOCK, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of October, 1983.

John E Murdock III
Notary Public

My Commission Expires: 2/15/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of October, 1983.

John E Murdock III
Notary Public

My Commission Expires: 2/15/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of October, 1983.

John E Murdock III
Notary Public

My Commission Expires: 2/15/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared J. Benjamin Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25 day of October, 1983.

John E Murdock III
Notary Public

My Commission Expires: 2/20/85

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $250,200.00.

J. Benjamin Steele
Affiant

[Subscribed and sworn to before me this 25 day of October, 1983.

John E Murdock III
Notary Public
My commission Expires: 2/20/85

H 8 2 4 9 3

IDENTIF. REFERENCE

OCT 26 2 53 PM '83

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

EXHIBIT A

(Part B-2 and B-4)

Land in Davidson County, Tennessee, being Lot 4 of Metroplex, Section 5, as shown on the Plan of record in Book 5190, page 776, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in a curve in the southerly margin of Metroplex Drive, said point being 951 feet, more or less, northerly from the northerly margin of Harding Place, said point also being 447 feet, more or less, northerly from the northeast corner to Section Four, Metroplex:

Thence, leaving said southerly margin S 02° 16' W,357.27 feet to a point in the northerly lineof said Section Four, Metroplex, said pointbeing N 88° 55' 50" W, 236.16 feet from the northeast corner of said subdivision;

Thence, with said northerly line N 88° 55' 50" W, 155.00 feet to a monument, the northwest corner to said subdivision;

Thence, S 02° 16' W, 22.40 feet to a monument, the northeast corner to the Resubdivision of Lot No. 2, Harding Place;

Thence, with the northerly line to said Resubdivision N 87° 44' W, 158.66 feet;

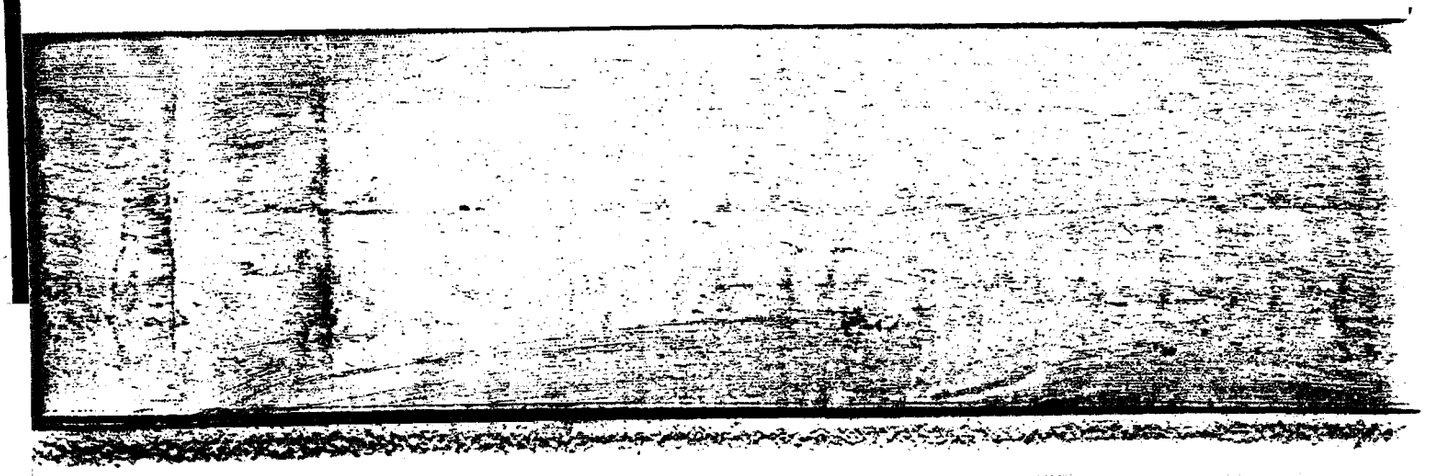
Thence, leaving said line at right angles N 02° 16' E, 399.81 feet to said southerly margin of Metroplex Drive;

Thence, at right angles with said margin S 87° 44' E, 213.12 feet to a monument;

Thence, continuing with said margin with a curve to the right having a radius of 307.32 feet, a central angle of 19° 05' 22", a tangent distance of 51.67 feet, a chord of S 78° 11' 19" E, 101.92 feet, with the arc of said curve 102.39 feet to the of beginning.

Containing 121,108 Square feet or 2.78 Acres.±

Being part of the property conveyed by EVSV Associates to EVSVS Associates by deed of record in Book 5977, page 353, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____ BOOK 6163 PAGE 968

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

250200.00- CAMT.
650.52 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 666.02→
7987A10/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 4 9 3

IDENTIF. REFERENCE

Oct 26 2 53 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 988960