This Instrument Prepared By:
LIDDELL, SAPP, ZIVLEY,
BROWN & LaBOON
3400 Texas Commerce Tower
Houston, Texas 77002

SPECIAL WARRANTY DEED

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Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Nashville Marketplace Co.	Same	34-3-22
3103 Executive Parkway		26-15-1
Toledo, Ohio 43606		34-3-21

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 which is hereby acknowledged, Texas Commerce Bank National Association, a national banking association, and Texas Commerce Funding Company, a Delaware corporation, ("Grantors") have bargained and sold and by these presents do hereby transfer and convey unto Nashville Marketplace Co., a Tennessee general partnership ("Grantee"), its successors and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

TRACT NO. I:

A tract of land in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe in concrete at the intersection of the southeasterly right-of-way line of Gallatin Road (U.S. 31-E) and northeasterly right-of-way line of Twin Hills Drive (formerly Liberty Lane) extended; thence, along the southeasterly right-of-way line of Gallatin Road, N. 47° - 45' - 30" E, a distance of 411.80 feet; thence, leaving the right-of-way of Gallatin Road, S. 42° - 14' - 30" E, a distance of 619.97 feet to an iron pin; thence, S. 47° - 45' - 30" W, a distance of 312.60 feet to a point in the northeasterly right-of-way line of Twin Hills Drive; thence, along the northeasterly right-of-way line of Twin Hills Drive, N. 51° - 19' - 55" W, a distance of 627.85 feet to the point of beginning containing an area of 5.155 acres more or less.

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TRACT II:

A tract of land in the Tenth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southeasterly right-of-way line of Gallatin Road (U.S. 31-E), said point being a distance of 411.80 feet northeasterly of the northeast right-of-way line of Twin Hills Drive (formerly Liberty Lane) extended; thence, along the southeasterly right-of-way line of Gallatin Road N. 47° - 45' - 30" E., a distance of 728.35 feet to an iron pin at the northwesterly corner of W. D. Tidwell et ux property as of record in Deed Book 3308, page 336, R.O.D.C., Tennessee; thence, along the westerly line of Tidwell S. 39° - 46' - 51" E., a distance of 620.54 feet to an iron pin; thence, S. 47° - 45' - 30" W., a distance of 701.71 feet to an iron pin; thence, N. 42° - 14' - 30" W., a distance of 619.97 feet to the point of beginning containing an area of 10.177 acres, more or less.

TRACT III:

A tract of land in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the northeasterly right-of-way line of Twin Hills Drive (formerly Liberty Lane), said point being a distance of 627.85 feet southeasterly of the southeasterly right-of-way of Gallatin Road (U.S. 31-E) extended; thence along the common line with the southeast line of Tracts I and II, N. 47° - 45' - 30"E., a distance of 1014.31 feet to an iron pin in the westerly line of the W. D. Tidwell et ux property as of record in Deed Book 3308, Page 336, R.O.D.C., Tennessee; thence along the westerly line of Tidwell, S. 39° - 46' - 51" E., a distance of 274.70 feet to an iron pin in concrete; thence S. 47° - 39' - 11" E., a distance of 79.72 feet to a tack in a 8" x 8" wood post, said point being common with the north corner of the Ira R. Logan et ux, property; thence along said common line S. 48° - 53' - 34" W., a distance of 333.24 feet to a concrete monument; thence S. 49° - 25' - 14" W., a distance of 50.60 feet to a concrete monument, said point being the north corner of the Church of Jesus Christ of Latter Day Saints property; thence along said common line S. 48° - 52' - 42" W., a distance of 572.86 feet to an iron pin in the northeasterly right-of-way of Twin Hills Drive; thence along same N. 51° - 19' - 55" W., a distance of 338.81 feet to the point of beginning containing a total of 7.744 acres, more or less.

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

Grantors covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantors, but no further, subject, however, as aforesaid.

Eight Hundred Sixty Thousand Three Hundred Eighty-One and 12/100 Dollars ($860,381.12) of the consideration hereinabove recited has been paid to Grantors by Grantee in the form of a promissory note from Grantee payable to the order of Grantors in said amount, bearing interest at the rate therein provided, which said promissory note is payable in installments with final payment being due on January 23, 1992. Said note is secured, in addition to the vendor's lien herein retained covering Tracts I and III hereinabove described, by a Deed of Trust and Security Agreement of even date with said promissory note upon and covering said Tracts I and III, executed by Grantee to Lloyd L. Bolton, Trustee for the benefit of Grantors. It is expressly agreed and stipulated that a vendor's lien and superior title are retained against said Tracts I and III for the benefit of Grantors, or other owner or holder of said note, until said note and all interest thereon is fully paid and satisfied according to its face, tenor, effect and reading.

IN WITNESS WHEREOF, Grantors have caused their names to be executed by their duly authorized officers on this the 19th day of January, 1984.

TEXAS COMMERCE BANK NATIONAL ASSOCIATION

By: Lloyd L. Bolton
Lloyd L. Bolton, Vice Chairman

TEXAS COMMERCE FUNDING COMPANY

By: Lloyd L. Bolton
Lloyd L. Bolton, President

STATE OF TEXAS, HARRIS COUNTY

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lloyd L. Bolton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Vice Chairman of Texas Commerce Bank National Association, the within named bargainor, a national banking association, and that he as such Vice Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as Vice Chairman.

Witness my hand and seal, at office in Houston, Texas this the 19th day of January, 1984.

Gloria Aguilar
Notary Public

My Commission Expires:
4-13-85

STATE OF TEXAS, HARRIS COUNTY

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lloyd L. Bolton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Texas Commerce Funding Company, the within named bargainor, a Delaware corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Houston, Texas this the 19th day of January, 1984.

Gloria Aguilar
Notary Public

My Commission Expires:
4-13-85

STATE OF TEXAS §
§
COUNTY OF HARRRIS §

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The actual consideration or value of the property, whichever is greater, is $2,010,381.12.

Affiant

Subscribed and sworn to before me this 19th day of January, 1984.

Notary Public in and for
the State of T E X A S

My Commission Expires:
4-13-85

H 99263

IDENTIF. REFERENCE

JAN 23 1 55 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

2,010,381.12 Co Amt

5227.04 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 5242.54-
8276A01/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

JAN 23 1 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 8644