This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

New Owner:	Send Tax Bill:	Map-Parcel No.:
Covenanter Investments, a Tennessee general partnership c/o Ben R. Rechter 6414 East Valley Court Nashville, TN 37205	Same	MAP 70-12 PAR 7

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 and sufficiency of which is hereby acknowledged, Rogers Group, Inc., an Indiana corporation (the "GRANTOR"), has bargained and sold and by these presents does hereby transfer and convey unto Covenanter Investments, a Tennessee general partnership (the "GRANTEE"), its successors and assigns, a tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by the Cumberland River and on the south by Great Circle Road, known as Tract 35C MetroCenter, described more particularly by survey of Barge, Waggoner, Sumner & Cannon, dated February 4, 1980, as follows:

Beginning at a point in the northerly margin of Great Circle Road, 893.31 feet from the centerline of Athens Way; thence north 77 degrees 05 minutes 19 seconds west, 340.39 feet to a point; thence north 12 degrees 54 minutes 41 seconds east, 611.83 feet to a point in the low water line of the Cumberland River; thence south 86 degrees 26 minutes 38 seconds east, 344.98 feet to a point; thence south 12 degrees 54 minutes 41 seconds west, 667.91 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Rogers Group, Inc. by Deed of record in Book 6064, Page 303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive

03/22 1199.50-CHECK

2833

Covenants recorded in Book 5225, Page 112; Book 5225, Page 120; and Book 4784, Page 659 of the Register's Office for Davidson County, Tennessee; subject to a Cheatham Dam flowage easement, as of record in Book 2291, Page 295, aforesaid records; and subject to setback lines and easements shown on Plat of Survey recorded at Book 5210, Page 251, aforesaid records, as well as to all other matters of public record, including taxes for the year 1984.

This conveyance is also made subject to a Deed of Trust of record in Book 6256, Page 377, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, and any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever. The GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set forth. The GRANTOR further covenants and binds its successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed by a duly authorized officer of the GRANTOR this 23rd day of March, 1984.

ROGERS GROUP, INC.

By: John D. Sanders
John D. Sanders
Vice President

BOOK 6256 PAGE 417

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia O. Broom, of the state and county aforesaid, personally appeared John D. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Rogers Group, Inc., an Indiana corporation, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal this 23rd day of March, 1984.

Patricia O. Broom
Notary Public

My commission expires 1-19-86.

PATRICIA J. ... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jane McCormack
Affiant

Sworn to and subscribed before me this the 23rd day of March, 1984.

Patricia O. Broom
Notary Public

My commission expires 1-19-86.

PATRICIA J. ... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

IDENTIF. REFERENCE

MAR 23 4 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6256 PAGE 418

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 Amt 4,300,000.00

11180.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 11189.50-
2833A03/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 23 4 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22771