(2)

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6459 PAGE 107

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Charles W. Hawkins, III, Trustee
401 Union Street
Nashville, Tennessee 37219

(Same) 6DA-13640 and 13681

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 710,000.00

Charles W. Hawkins as Trustee
CHARLES W. HAWKINS, III, TRUSTEE

SUBSCRIBED AND SWORN TO before me, this the 27th day of DECEMBER, 1984.

Sam D. Hodges
Notary Public in and for the State of TENNESSEE

My Commission Expires: 1/19/86

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 24 day of December, 1984, by and between GULF UNITED CORPORATION, a Florida corporation ("Grantor"), and CHARLES W. HAWKINS, III, TRUSTEE ("Grantee").

Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the real estate situated in Davidson County, Tennessee, described on Exhibit A, attached hereto and by this reference incorporated herein, subject to the encumbrances affecting such real estate as set forth on Exhibit A.

TO HAVE AND TO HOLD the same, together with the appurtenances, estates, titles and interests of Grantor, to the same, unto said Grantee, and to its successors, and assigns, forever.

Grantor, for itself and its successors and assigns, does covenant with Grantee, and with its successors and assigns, that Grantor is lawfully seized and possessed of said premises in fee simple; that it has good and lawful right and authority to sell and convey the same to Grantee; that the same is free and unencumbered by, through, or under Grantor, but not otherwise, except for that certain Lease Agreement by and between Grantor as "Lessor" and Crown Zellerbach Corporation as "Lessee" dated April 17, 1981; and that it will warrant and forever defend the same unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized officers, this 24th day of December, 1984.

GULF UNITED CORPORATION

[SEAL]

ATTEST:

By: John H. Massey
Its: President

B. Bourland Best
Secretary

STATE OF Texas)
COUNTY OF Dallas)

Before me, Deborah K. Hill, a Notary Public of the State and County aforesaid, personally appeared John H. Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be President (or other officer authorized to execute the instrument) of the GULF UNITED CORPORATION, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at Office in Dallas, this 24th day of December, 1984.

Deborah K. Hill
Notary Public

My Commission Expires: 10/11/88



EXHIBIT A

Lot 1 on the Plan of Section One Transpo Center of record in Book 4660, page 116, Register's Office for Davidson County, Tennessee, described thereon as follows:

Beginning at a point on the northeast margin of Nolensville Road (U.S. 31-A) which point is the southeast front corner of the Evelyn M. Hows, et al. property of record in Book 4305, page 801, Register's Office for said County; thence leaving Nolensville Road N 43° 33' E 315 feet to a point; thence in an unspecified northeasterly direction 55.02 feet to a point in the southwest margin of Interstate Boulevard South; thence, with said margin in a south east direction around a curve to the left a distance of 92.34 feet to a point; thence, continuing S 42° 05' E 466.13 feet; thence, around a curve to the right with a radius of 40.00 feet a distance of 92.80 feet to a point in the northeast margin of Woodycrest Avenue; thence, along said margin N 89° 09' W 247.23 feet; thence, N 85° 51' W 87.9 feet; thence, around a curve to the right having a radius of 94.46 feet a distance of 64.95 feet to a point in the northeast margin of Nolensville Road; thence, with said margin N 46° 27' W 286.9 feet to the point of beginning.

Being a portion of the property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by deed from South Park Land Company of record in Book 4518, page 969, Register's Office for Davidson County, Tennessee.

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IDENTIF. REFERENCE
Dec 27 2 59 PM '84
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3065 12/27 355.50- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6459 PAGE 110

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

710000.00- CAMT.
1846.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1855.50-
8865A 12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2 9:4:5:

IDENTIF. REFERENCE T

Dec 27 3 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96605