Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Keeten Properties 6010 Connecticut Avenue Kansas City, MO 64120	Same	Map 175 Parcel 146

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

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, JACKSON BUSINESS PARK ASSOCIATES, a Tennessee joint venture composed of W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said KEETEN PROPERTIES, a Missouri limited partnership (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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,825.00.

KEETEN PROPERTIES by

Affiant GENERAL PARTNER

Subscribed and sworn to before me this 10 day of October, 1985.

Notary Public
My Commission Expires: 11/7/88

4 4 7.9 3

IDENTIFICATION REFERENCE

Oct 16 11 07 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

2. Declaration of Protective Covenants, of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.

3. Matters shown on the recorded plan a plat of which is of record in Book 6250, page 568, said Register's Office.

This is unimproved property, known as Tract 5, Jackson Business Park.

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, its successors and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of October, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JACKSON BUSINESS PARK ASSOCIATES

By: W Owen Ferrell
W. Owen Ferrell

By: Union Financial Corporation

By:
Title: Executive Vice Pres.

By: Southeast Venture Companies ✓

By: Richmond Brennan
Title: PRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lisa Bates, a Notary Public of the state and county aforesaid, personally appeared W. Owen Ferrell, 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 Jackson Business Park Associates, the within named bargainor, a joint venture, and that he as such joint venturer 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, this 10 day of Oct, 1985.

Lisa Bates
Notary Public

My Commission Expires: My Commission Expires May 13, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Laura S. Wehby, a Notary Public of the State and County aforesaid, personally appeared J. Jay Peeler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice Pres. of Union Financial Corporation, a corporation, and that said corporation is a joint venturer of Jackson Business Park Associates, the within named bargainor, a joint venture, and that he as such Executive Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as Executive Vice Pres.

WITNESS my hand and official seal this 10th day of October, 1985.

Laura S. Wehby
Notary Public

My Commission Expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Barton, a Notary Public of the State and County aforesaid, personally appeared Richard W. Sorensen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Southeast Venture Companies, a corporation, and that said corporation is a joint venturer of the within named bargainor, a joint venture, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as President.

WITNESS my hand and official seal this 10th day of October, 1985.

Brenda Barton
Notary Public

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jackson Business Park Subdivision of Lot 5, of record in Book 6250, page 568, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Owen Drive, said point being the southeast corner of Lot 2, Section 2, Jackson Business Park Subdivision, of record in Book 5200, page 544, said Register's Office; thence with the easterly margin of said Lot 2, North 08 deg. 01' 00" East 545.94 feet to a point, the northeast corner of said Lot 2, thence South 81 deg. 59' 00" East 350 feet to a point; thence South 08 deg. 01' 00" West 545.94 feet to a point on the northerly margin of Owen Drive; thence North 81 deg. 59' 00" West 350 feet to the point of beginning, containing 191,079 square feet or 4.387 acres.

Being part of the same property conveyed to Jackson Business Park Associates, a Tennessee Joint Venture among W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies, by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell, a/k/a Mary Ruth Jackson Ferrell, of record in Book 6089, page 612, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

- FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6683 PAGE 253

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

190825.00- CONT.
496.08 CSTAX
.50 PROB
12.00 MORTG
CHECK 300.58-
6937A10/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 7 9 3.

IDENTIFICATION REFERENCE

Oct 16 11 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182406