Box 18

TASRE00113 1/15/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
21ST PLAZA ASSOCIATES 121 21st Avenue North Nashville, Tennessee	[same]	Map 92-16 Parcel 4

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, JOE M. RODGERS, doing business as J.M.R. Investments, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 21ST PLAZA ASSOCIATES, a Tennessee joint venture whose joint venturers are J. Gregory Hale, J. Brent Hurd, William F. Kuckler, James Koss and Joyce Koss having its principal office in Nashville, Tennessee ("Grantee"), certain real property in Davidson County, Tennessee, together with all structures, buildings and improvements thereon and all appurtenances thereto (the "Property"), described as follows:

A tract of land in the First Civil District metropolitan Nashville, Tennessee, being a part of Lot 156 on the Plan of Boyd Home Trust, as of record in Book 21, Page 39, said Register's Office, and more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly right-of-way line of 21st Avenue North and the northerly right-of-way line of Hayes Street; thence,

1. With the northerly right-of-way line of Hayes Street, S 60 43' 03" W, 150.25 feet to an existing iron pin, southeasterly corner of Vanderbilt-Washington, Limited. Property as of record in Deed Book 6439, Page 639, R.O.D.C., Tennessee; thence,

2. With the easterly line of Vanderbilt-Washington Limited, N 29 21' 26" W, 180.10 feet to an existing iron pin on the southerly right-of-way line of Alley No. 379; thence,

3. With the southerly right-of-way line of Alley No. 379, N 60 45' 22" E, 150.33 feet to an iron pin set on the westerly right-of-way line of 21st Avenue North; thence,

4. With the westerly right-of-way line of 21st Avenue North, S 29 20' 00" E, 180.00 feet to the point of beginning and containing 27,060 square feet or 0.621 acres.

The above described real estate is the same property conveyed to Grantor from Medical Properties, Ltd. by deed of

record in Book 5542, page 805, Register's Office of said County and is conveyed subject to such limitations, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor:

1. Encroachment of the roof serving the main building on the Property as it overhangs into the right-of-way of 21st Avenue.

2. Covenant and Agreement of record in Book 3640, Page 547, said Register's Office, between Medical Properties, Ltd. and Nashville and Davidson County, to build a two-hour fire resistant wall on west boundary of the Property in the event that a building is erected upon the adjacent property to west within six feet of said west boundary line.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of January, 1986.

JOE M. RODGERS doing business as
J.M.R. INVESTMENTS

By: W. Mark Gill
W. Mark Gill, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15 day of January, 1986, before me personally appeared W. Mark Gill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOE M. RODGERS and acknowledged that he executed the same as the free act and deed of said JOE M. RODGERS.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 15 day of January, 1986.

Notary Public

My Commission Expires:

4-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,350,000.00.

J. Hughes Hale
Affiant

Subscribed and sworn to before me, this 15 day of January, 1986.

Laura Koenig
Notary Public

My Commission Expires:

4-20-86

6.9 8.5 3

IDENTIFICATION REFERENCE

JAN 17 3 29 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK S765 PAGE 266

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	$ 350,000.00 1,350,000	3510.00 CSTAX .50 PRFEE 9.00 TDEED 9.00- TDEED 9.00 WDEED CHECK 3519.50-	
			7089A01/17/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 8 5 3

IDENTIFICATION REFERENCE

JAN 17 3 29 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 211815