GSTBK00669 3/13/86

This Instrument Prepared By:
BASS, BERRY & SIMS (GST)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bill To:	Map Parcel Nos.
Nashville Investment Associates Limited Partnership c/o Gary McDaniel Union Street Investment Realty 315 Union Street Suite 522 Nashville, TN. 37201	Same	Map 92-16 Parcels 368-370

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, YEARWOOD JOHNSON STANTON & CRABTREE, INC. (formerly known as Yearwood & Johnson Architects, Inc.), a Tennessee corporation (herein referred to, collectively if more than one, as "GRANTOR") has bargained and sold, and by these presents does transfer and convey unto NASHVILLE INVESTMENT ASSOCIATES LIMITED PARTNERSHIP (herein referred to, collectively if more than one, as "GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, in the State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 94, 95 and 96 on the Plan of O. B. Hayes' First Plan of small lots, as of record in Plan Book 1, page 69 of the Chancery Court at Nashville.

SAID lots adjoin and front together 150 feet on the westerly side of Music Square West and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to R & E REALTY CO., INC., by deed of record in book 4077, page 683, book 4429, page 952, and by merger to YEARWOOD & JOHNSON ARCHITECTS, INC., of record in book 5112, page 631, Register's Office for Davidson County, Tennessee.

This is improved property, known as 55 Music Square West, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its heirs, successors and assigns, forever.

AND GRANTOR does covenant and bind itself and its successors and representatives to warrant and forever defend the title to the said land to GRANTEE, its heirs, successors and assigns against the lawful claims of all persons claiming through and under Grantor, but no further or otherwise.

When used herein, the singular shall include the plural, and vice versa, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, GRANTOR has executed this instrument, or has caused this instrument to be executed by its duly authorized officer, this 18th day of March, 1986.

GRANTOR:

YEARWOOD JOHNSON STANTON & CRABTREE INC.

By: _____ VICE PRESIDENT
(Title)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,600,000.00. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

PETER THYSSEN GmbH, agent for
NASHVILLE INVESTMENT ASSOCIATES
LIMITED PARTNERSHIP

By: _____
Title: President

Sworn to and subscribed before me this 18th day of March, 1986.

_____
Notary Public

My Commission Expires:
1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard J. Conklin, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of YEARWOOD JOHNSON STANTON & CRABTREE INC., the within named bargainor, a corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of March, 1986.

G. Scott Thomas
Notary Public

My Commission Expires:
4/18-87

83994

IDENTIFICATION REFERENCE

MAR 18 12 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 842

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
		1,600,000.00 CONV.		

4160.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 4169.50-
4164A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83994

IDENTIFICATION REFERENCE

MAR 18 12 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228456