Address New Owner:	Map-Parcel Numbers:
PC Development Limited Partnership c/o The Pickett Companies 555 Metro Place North Dublin, Ohio 43017	95-7-155
Send Tax Bills To:	**Address of Mortgagee:**
same	

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

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, MBR Associates, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said PC Development Limited Partnership, an Ohio 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 this 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 $1,205,861.00.

Affiant

Subscribed and sworn to before me this 2d day of February, 1987.

Nancy B. Pirtle
Notary Public
My Commission Expires 8/8/88

NANCY B. PIRTLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

FEB 11 2 19 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

3429 02/11 3389.02-

9.28 5.6.

2. Such matters as reflected on the plat of record in Book 6900, page 21, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions and restrictions of record in Book 6306, page 80, as amended by instrument of record in Book 5365, page 442, said Register's Office, and by-laws of record in Book 6363, page 442, said Register's Office.

This is unimproved property, known as 2424 Atrium Way.

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 does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2d day of February, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MBR Associates, Ltd., a
Tennessee Limited Partnership

By: McCalla Properties, Inc.
Managing General Partner

By: _____
Robert R. McCalla,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nancy B. Pirtle, a Notary Public in and for the County and State aforesaid, personally appeared Robert R. McCalla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McCalla Properties, Inc., a Tennessee corporation, which corporation is a general partner of MBR Associates, Ltd., the within named bargainor, a limited partnership, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of McCalla Properties, Inc. as general partner on behalf of the limited partnership by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of February, 1987.

Nancy B. Pirtle
Notary Public
My Commission Expires: 5/4/89

NANCY B. PIRTLE NOTARY PUBLIC DAVIDSON CO.

EXHIBIT "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located east of Briley Parkway and east of Atrium Way and being a part of the property conveyed to MBR Associates, as of record in Deed Book 6545, page 300, R.O.D.C., TN, also being Lot No. 2, as shown on the Plan of Reflections Executive Office Park, of record in Plat Book 6900, page 21, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a point in the easterly margin of Atrium Way, 3,000 feet, more or less, from Elm Hill Pike, being the most southwesterly corner of the property known as Pickett Inn, said point also being the most northwesterly common corner with Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Atrium Way with a curve to the left having a central angle of 12° 17' 37", a radius of 2,430.00 feet for a distance of 521.39 feet to a point; thence leaving said easterly margin S. 69° 20' 19" E. 299.46 feet to a point in the westerly line of Merry Oaks Subdivision of record in Book 1835, page 68, Register's Office for Davidson County, Tennessee; thence with said westerly line S. 05° 36' 55" W. 420.00 feet to a point in the northerly boundary of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee; thence with said northerly boundary the following calls: S. 48° 24' 55" W, 18.71 feet to a point; S. 85° 17' 55" W, 71.81 feet to a point; S. 40° 49' 55" W, 113.40 feet to a point; thence S. 72° 13' 09" W, 68.17 feet to a point; thence N. 82° 24' 34" W, 55.17 feet to a point; thence N. 41° 33' 54" W, 183.34 feet to a point; thence N. 76° 34' 17" W, 37.80 feet to a point; N. 19° 37' 47" W. 17.90 feet to the point of beginning. Containing 201,338 square feet, or 4.62 acres, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 7134 PAGE 447

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
		1,205,861.00 CONV.		

3076.52 CSTAX
.50 PRFEE.
2.00 WDEED
CHECK 3089.02-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

429A02/11/87 BAL .00.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEB 11 2 19 PM '87

IDENTIFICATION REFERENCE

9 2 8 5 6

No. 44806