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SPECIAL WARRANTY DEED

NEW YORK

COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE WHICH THIS CONVEYANCE REPRESENTS IS: $ 184,389.00

Sinclair & Valentine, L.P.
BY:SCFI, Inc., Gen. Ptr. BY:
Charles S. Craig, V.P.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH 1987

Adele Fox
NOTARY PUBLIC
ADELE FOX
Notary Public, State of New York
No. 31-4708601
Qualified in New York County
Commission Expires March 30, 1987

THIS INSTRUMENT WAS PREPARED BY

Pamela J. Cissik, Esq. Allied-Signal Inc., Columbia Rd. & Park Avenue, Morristown, NJ 07960

NAME AND ADDRESS OF GRANTOR	NAME AND ADDRESS OF GRANTEE	MAP AND PARCEL NUMBERS
Sinclair & Valentine, L.P.	BT Commercial Corporation	093-08-0
2520 Pilot Knob Road	1775 Broadway	079.00
St. Paul, MN 55120	New York, New York 10019	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLIED CORPORATION (successor to Sinclair & Valentine Company, Inc.), a corporation organized under the laws of the State of New York, executing this deed by and through its duly authorized officers, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SINCLAIR & VALENTINE, L.P., a limited partnership organized under the laws of the State of Delaware, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Schedule A attached hereto and made a part hereof.

SUBJECT TO taxes and other assessments for 1987 and subsequent years.

0343U3

IDENTIFICATION REFERENCE

MAR 12 2 13 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved property known as 501 Davidson Street, Nashville, Tennessee 37213.

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, its 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims arising from, by or through the acts or omissions of GRANTOR.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal and has delivered this deed on the date first above written.

ALLIED CORPORATION

By _____

Its Vice President-Eng. Mat. Sector

By _____

Its Assistant Secretary

STATE OF New Jersey

COUNTY OF Morris

Before me, C. Nadine Ellerthorpe a Notary Public of the State and County aforesaid, personally appeared Robert P. Viarengo and S. R. Stevinson, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President-Eng Mat. Sector and Assistant Secretary, respectively, of Allied Corporation, the within named grantor, a New York corporation, and that each as such Vice President-Eng Mat. Sector and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by

themselves as Vice President-Eng. Wat. Sat and Assistant Secretary.

Witness my hand and seal, at office in County of Morris and State of New Jersey, this 4th day of March, 1987.

C. Nadine Elliott
Notary Public

C. NADINE ELLIOTT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 15, 1990

NOTARY PUBLIC NEW JERSEY

PROPERTY DESCRIPTION

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A tract of land located in the First Civil District of Davidson County, Tennessee, beginning at an iron pin on the easterly margin of South 5th Street that is a common corner between property herein described, and property of Davis Cabinet Company; thence in an easterly direction North 77° 00' east, a distance of 349.74 (Deed) N 76° 18' 52" E, 349.75(field)feet to an iron pin; thence in a southerly direction South 13° 00' east, a distance of 275.02(Deed) S 13° 42' 19" E, 275(field)feet to an iron pin on the northerly margin of Davidson Street thence with the same in a westerly direction South 81° 40' West, a distance of 268.62' feet to an iron pin; thence in a westerly and northerly direction with a 35 foot radius curve to the right, a distance of 44.4 feet to an iron pin on the easterly margin of South 5th Street; thence in a northwesterly direction North 25° 39' west, a distance of 231.57 feet to the point of beginning.

BEING the westerly one-half of the same property heretofore conveyed to John R. Mott and wife, Ruby C. Mott, by deed from Willie Myrtle Broadaway dated February 1, 1943, recorded in Book 1238, page 333, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to SINCLAIR & VALENTINTE COMPANY, INC., by Quitclaim Deed of record in Book 4695, page 337, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03403

IDENTIFICATION REFERENCE

MAR 12 2 13 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 55410