SPECIAL

WARRANTY DEED

Prepared by:
Janice N. Smith
Long, Aldridge & Norman
1900 Rhodes-Haverty Building
134 Peachtree Stree, N.W.
Atlanta, Georgia 30043-1863

FILE NO. _____

DATE: May 29, 1987

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THIS INDENTURE between

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation

as party or parties of the first part, hereinafter called Grantor, and

W. B. WIGGINS, JR., a Georgia resident

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the parties named herein and their respective heirs, successors and assigns);

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby convey to Grantee in fee simple, the following described property:

All that tract or parcel of land lying and being in the Third Civil District of Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is made subject to those certain matters described on Exhibit "B" attached hereto and by this reference made a part hereof.

31102

IDENTIFI REFERENCE

MAY 29 [illegible]

Suite 1214
One Securities Centre
3490 Piedmont Road, N.E.
Atlanta, Georgia

Address of Grantee

Same

Mail Tax Notice to

108-0-176

Map Parcel No.

TO HAVE AND TO HOLD said property and all rights appurtenant thereto, to Grantee forever in FEE SIMPLE.

Grantor warrants that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to convey same, that Grantor's title is marketable, clear, free and unencumbered except as set forth herein, and that Grantor will forever defend the right and title to said property unto Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year above written.

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

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By: William B Pardue

Title: Executive Vice President

[CORPORATE SEAL]

STATE OF _____ COUNTY OF _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared _____, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

Date of Expiration of Commission: _____

Notary Public (SEAL)

STATE OF Tennessee COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared William B. Pardue, 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 Executive V.P. of the Life and Casualty Insurance Company of Tennessee, the within named bargainor, a corporation, and that he, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, this 29th day of May, 1987.

Date of Expiration of Commission: Sept. 9, 1989

Notary Public (SEAL)

STATE OF Tenn COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 1,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Signed and sworn to or affirmed before me on this the 29th day of May 1987

Date of Expiration of Commission 5/13/89

Notary Public (SEAL)

My Commission Expires May 13, 1989

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin on the western right-of-way line of Donelson Pike (80-foot right-of-way), said iron pin being North 4 degrees 36 minutes East, 340.53 feet from the intersection of the western right-of-way line of Donelson Pike, if said western right-of-way line were extended, and the center line of Shacklett Drive (50-foot right-of-way); thence southwesterly along a curve to the right an arc distance of 39.14 feet to an iron pin, said curve having a radius of 25.0 feet; thence North 85 degrees 42 minutes West along the northern right-of-way line of a proposed road, 750.14 feet to an iron pin; thence North 4 degrees 36 minutes East, 733.82 feet to an iron pin; thence South 86 degrees 05 minutes East, 323.04 feet to an iron pin; thence North 3 degrees 13 minutes East, 126.99 feet to an iron pin; thence northeasterly along a curve to the right an arc distance of 101.71 feet to an iron pin, said curve having a radius of 649.94 feet; thence North 12 degrees 11 minutes East, 2.17 feet to an iron pin; thence northwesterly along a curve to the left an arc distance of 38.04 feet to an iron pin on the southern right-of-way line of proposed Elm Hill Pike (80-foot right-of-way), said curve having a radius of 25.0 feet; thence southeasterly along the southern right-of-way line of said proposed Elm Hill Pike and following the curvature thereof an arc distance of 86.24 feet to a point, said curve having a radius of 994.92 feet; thence South 79 degrees 57 minutes East along said southern right-of-way line of proposed Elm Hill Pike, 11.86 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 38.35 feet to an iron pin, said curve having a radius of 25.0 feet; thence South 12 degrees 11 minutes West, 2.17 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 93.88 feet to an iron pin, said curve having a radius of 599.94 feet; thence South 3 degrees 13 minutes West, 127.61 feet to an iron pin; thence South 86 degrees 05 minutes East, 205.0 feet to a point; thence South 85 degrees 12 minutes East, 175.4 feet to an iron pin on the western right-of-way line of said Donelson Pike; thence southwesterly along the western right-of-way line of said Donelson Pike and following the curvature thereof an arc distance of 383.20 feet to a cross on an existing sidewalk, said curve having a radius of 3,398.25 feet; thence South 4 degrees 36 minutes West along the western right-of-way line of said Donelson Pike, 328.79 feet to the POINT OF BEGINNING.

The above courses and distances are taken from a plat of survey by Turner Engineering Company, Inc., Nashville, Tennessee, dated October 16, 1974, which plat of survey is incorporated herein by reference.

Being the property conveyed to Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, by deed from Wiggins Associates, a Georgia general partnership composed of W. B. Wiggins, Jr., Clay C. Long, Richard J. Dora and Frank Pridgen, Jr., of record in Book 4871, Page 53, Register's Office of Davidson County, Tennessee.

The last recorded instrument pertaining to the aforesaid property is the Right of Entry for Temporary Construction Purposes from K-Mart Corporation, Winn-Dixie Louisville, Inc., Provident Life and Casualty Insurance Company, and Life and Casualty Insurance Company of Tennessee to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5328, Page 616, Register's Office for said County.

EXHIBIT "B"

(Permitted Encumbrances)

1. Lease between Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, and Wiggins Associates, a Georgia general partnership, a memorandum of which is of record in Book 4871, page 57, Register's Office for Davidson County, Tennessee, which lease was assigned by Wiggins Associates to Provident Life and Accident Insurance Company by instrument recorded in Book 4871, page 62, said Register's Office.

2. Assignment of Landlord's Interest in Tenant Leases to Provident Life and Accident Insurance Company by Wiggins Associates, recorded in Book 4871, page 70, said Register's Office.

3. Easement reserved in Deed from Wiggins Associates to Life and Casualty Insurance Company of Tennessee, recorded in Book 4871, page 53, said Register's Office.

4. Taxes for 1987 which are a lien not yet due and payable.

5. Easement granted Nashville Gas Company by Gilbert F. Rader, recorded in Book 3464, page 161, said Register's Office.

6. Right of Davidson County, Tennessee, to cut slope on the new proposed Elm Hill Pike to extend beyond the right-of-way, as set out in deed from Gilbert Rader and wife, recorded in Book 3459, Page 71, said Register's Office.

7. Non-exclusive easement reserved in Deed from Thomas Nelson, Inc. to Wiggins Associates, recorded in Book 4697, Page 904, said Register's Office, as amended and supplemented by agreement recorded in Book 4871, Page 43, said Register's Office.

8. Terms and provisions of a lease between Wiggins Associates, a Georgia partnership, and S. S. Kresge Company, a memorandum of which is recorded in Book 4831, Page 676, said Register's Office.

9. Terms and provisions of a lease between Wiggins Associates, a Georgia partnership, and Winn-Dixie Louisville, Inc., recorded in Book 4867, Page 726, said Register's Office.

10. Any discrepancies, conflicts, encroachments, or shortages in area and boundaries arising subsequent to October 16, 1974, which a correct survey would show.

11. Easement for Sanitary Sewers and/or Storm Drainage from Life and Casualty Insurance Company of Tennessee, recorded in Book 4966, Page 24, said Register's Office.

12. Easement for Water Mains and Appurtenances from Life and Casualty Insurance Company of Tennessee recorded in Book 4966, Page 27, said Register's Office.

13. Right of Entry for Temporary Construction Purposes dated May 15, 1978, recorded in Book 5328, Page 616, said Register's Office.

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

CO. 1,000,000.00

2800.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2812.50-
3155A05/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 1 0 2

IDENTIFICATION REFERENCE

MAY 29 8 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87588