Address New Owner:	Map-Parcel Numbers:
Rowe Properties-Brentwood Limited Partnership c/o Rowe Development Company 4121 Cox Road, Suite 110 Glen Allen, Virginia 23060	159-214 (Davidson County) 12-3005 (Williamson County)
Send Tax Bills To:	**Address of Mortgagee:**
Rowe Properties-Brentwood Limited Partnership c/o Rowe Development Company 4121 Cox Road, Suite 110 Glen Allen, Virginia 23060	The Chase Manhattan Bank (National Association) 1 Chase Manhattan Plaza New York, New York 10081

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 and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **RAINTREE OFFICE BUILDING, LTD, a Tennessee limited partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **ROWE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,389,140.47.

ROWE PROPERTIES - BRENTWOOD
LIMITED PARTNERSHIP

By: [signature]
Title: Regional Development Manager

Subscribed and sworn to before me this 27th day of July, 1987.

[signature]
Notary Public
My Commission Expires: 5/13/89

PROPERTIES-BRENTWOOD LIMITED PARTNERSHIP, a Virginia limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land, a portion of which is located in Davidson County, State of Tennessee, and a portion of which is located in Williamson 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.

2. Easements retained by Winners Corporation (i) for ingress and egress over the property described on Exhibit B; and (ii) to maintain its existing light standards, including underground wiring, both as described in the deed of record in Book 6455, page 468, Register's Office for Davidson County, Tennessee, and in Book 508, page 402, Register's Office for Williamson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee, and in Book 5800, page 90, Register's Office for Davidson County, Tennessee, as corrected in Book 421, page 120, Register's Office for Williamson County, Tennessee.

4. Declaration of Protective Covenants for Maryland Farms of record in Book 7079, page 59, Register's Office for Davidson County, Tennessee, and in Book 635, page 680, Register's Office for Williamson County, Tennessee.

Grantor also assigns to Grantee, its successors and assigns, a perpetual non-exclusive easement for ingress and egress over Winners Corporation's driveway, running generally

along the boundary line between the tract conveyed hereby and the adjoining tract, Lot 13, Maryland Farms, Section 7, part of which is located on the land subject to the easement retained by Winners Corporation described above.

This is unimproved property.

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, Grantee's successors and assigns 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 Warranty Deed to be executed this 27th day of July, 1987.

RAINTREE OFFICE BUILDING, LTD.

By: Lanny Hester
Lanny Hester, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patrick L. Alexander, a Notary Public in and for the County and State aforesaid, personally appeared **LANNY HESTER**, 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 general partner of **RAINTREE OFFICE BUILDING, LTD.**, a limited partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of July, 1987.

Notary Public

My Commission Expires: 5/13/89

EXHIBIT A

A certain tract or parcel of land situated partially in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and partially in the 15th Civil District of Williamson County, Tennessee, being Lot No. 14, Section 7, of Maryland Farms as recorded in Plat Book 8, page 39, Register's Office, Williamson County, Tennessee, and Book 5800, page 90, Register's Office, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way line of Old Hickory Blvd., said pin being 1582 feet more or less westerly from the westerly right-of-way line of Westpark Drive as measured along the southerly right-of-way line of Old Hickory Blvd. and also being 60 feet south of the centerline of Old Hickory Blvd.

1. With the easterly line of Lot No. 14 S 1° 51' 28" W, 557.00 feet to an iron pin; thence,

2. With the south line of Lot 14 N 86° 17' 00" W, 375.00 feet to a P.K. nail in the center of Winners Circle and being the southerly common corner of Lots 13 and 14 of the above-noted plan; thence,

3. With the common line between Lots 13 and 14 N 14° 05' 47" E, 557.51 feet to an iron pin on the southerly right-of-way line of Old Hickory Blvd.; thence,

4. With the southerly right-of-way line of Old Hickory Blvd. S 88° 08' 32" E, 256.62 feet to the point of beginning and containing 174.292 square feet or 4.0 acres.

Being the same property conveyed to Raintree Office Building, Ltd. by deed from Raintree Office Building, Inc., of record in Book 6490, page 17, Register's Office of Davidson County, Tennessee and in Book 516, page 745, Register's Office for Williamson County, Tennessee.

EXHIBIT B

Beginning at an iron pin located at the southwest corner of the above-described tract; thence, south 86 degrees 17' 00" east 25 feet to a point; thence north 14 degrees 05' 47" east 557.51 feet; thence, north 88 degrees 08' 32" west 25 feet to a point in the eastern boundary of Lot 13 of Final Plat Secton 7 of Maryland Farms; thence, along said boundary south 14 degrees 05' 47" west 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.51 feet long.

49546

IDENTIFICATION REFERENCE

JUL 27 10-59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7307 PAGE 62

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
		1,389,140.47 C. Hart		

3889.41 CTAX
.50 [illegible]
1.00 [illegible]
CHEK 3897.91-
4264A07/27/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4954.6

IDENTIFI REFERENCE

JUL 27 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108342