BOOK 7438 PAGE 562

Prepared By: Weldon B. White, Jr.
162 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rowe Properties-Century City II Limited Partnership 4121 Cox Road Suite 110 Glen Allen, Virginia 23060	Same	Map 107 Parcel 128

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Air Corporate Associates, Ltd., a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto Rowe Properties-Century City II Limited Partnership, a Virginia limited partnership, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons.

Witness our hands this 30th day of December, 1987.

Air Corporate Associates, Ltd.
a Tennessee limited partnership

by: _____
L. H. Hardaway, Jr.,
General Partner

by: Main Street Properties Inc.
General Partner

by: _____
L. H. Hardaway, Jr.
President

All of the General Partners of
Air Corporate Associates, Ltd.

94277

IDENTIFICATION REFERENCE

DEC 30 2 02 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Weldon B White, JR, a Notary Public within and for the State and County aforesaid, personally appeared L. H. Hardaway, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be a General Partner of Air Corporate Associates, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, executed this instrument for the purposes herein mentioned.

Witness my hand and official seal at Nashville, Tennessee, on this 30th day of December, 1987.

Weldon B White, Jr
Notary Public

WELDON B. WHITE JR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 11, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1987 personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. H. Hardaway, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Main Street Properties, Inc., a Tennessee corporation, a General Partner of Air Corporate Associates, Ltd., a Tennessee limited partnership, and that he as such President executed this deed for the purposes therein contained, by signing the name of the corporation by himself as President of Main Street Properties Inc.

Witness my hand and official seal at Nashville, Tennessee, on this 30th day of December, 1987.

Weldon B White, Jr
Notary Public

WELDON B. WHITE JR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 11, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $845,066.25.

RAINE PROPERTIES-CENTURY CITY II LIMITED PARTNERSHIP
Affiant General Partner

Subscribed and sworn to before me, this the 30th day of December, 1987.

Notary Public

My Commission Expires: 5/13/89

NOTARY PUBLIC STATE AT LARGE TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, in the 1st Civil District, being Lot No. D-2 on the Plan of the Subdivision of Century City-Lot D, of record in Book 6250, Page 338, Register's Office for Davidson County, Tennessee, being more particularly described according to the survey by South Central Engineering Co., Inc., dated December 23, 1987, as follows:

Being a particular parcel of land located in the 1st Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

Beginning at an existing iron pin, said pin being the southwest corner of the herein described Lot D-2, the northwest corner of Air Corporate Associates, Ltd. as recorded in Book 5800, Page 314, R.O.D.C.T., the east right-of-way of McGavock Pike, and the beginning of a curve to the right, said curve having a central angle of 00 degrees 37 minutes 50 seconds, a radius of 10,293.68 feet, an arc length of 113.28 feet, and a chord of 113.28 feet;

1. Thence, along the chord of the above mentioned curve north 07 degrees 46 minutes 27 seconds east, 113.28 feet to an iron pin (set);

2. Thence, north 08 degrees 05 minutes 22 seconds east, 81.53 feet to an iron pin (set), said pin being the southwest corner of Lot D-1;

3. Thence, along the line of Lot D-1 South 81 degrees 54 minutes 38 seconds east, 204.63 feet to an iron pin (set);

4. Thence, north 53 degrees 05 minutes 22 seconds east, 342.44 feet to an iron pin (set), said pin being the northeast corner of Lot D-1, and in the south right-of-way of existing Century Boulevard;

5. Thence, along the right-of-way of Century Boulevard south 18 degrees 29 minutes 04 seconds east, 22.33 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 21 degrees 59 minutes 01 seconds, a radius of 805.72 feet, an arc length of 309.15 feet, and a chord of 307.25 feet;

6. Thence, along the chord of the above mentioned curve south 29 degrees 28 minutes 34 seconds east, 307.25 feet to an iron pin (set);

7. Thence south 49 degrees 42 minutes 14 seconds west, 229.21 feet to an iron pin (set);

8. Thence north 82 degrees 09 minutes 07 seconds west, 491.25 feet to an iron pin (existing), said iron pin being the point of beginning, and containing 158.994 square feet or 3.65 acres, more or less.

Being part of the same property conveyed to Air Corporate Associates, Ltd., a Tennessee Limited Partnership by deed from William D. Castleman, Trustee of record in Book 6009, Page 789, Register's Office for Davidson County, Tennessee.

4332 12/30 0101 03CHECK 2378.78

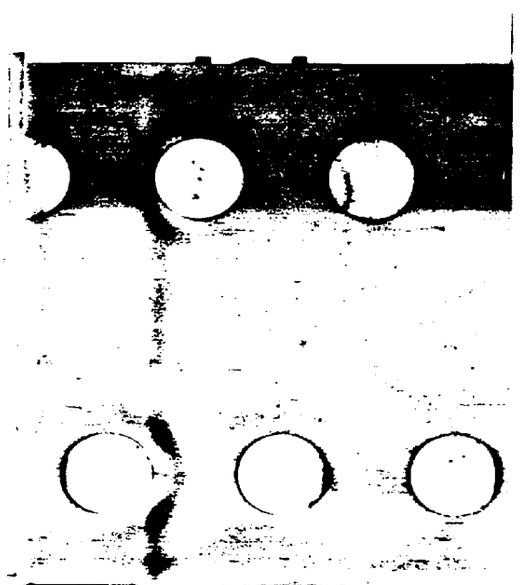
EXHIBIT B

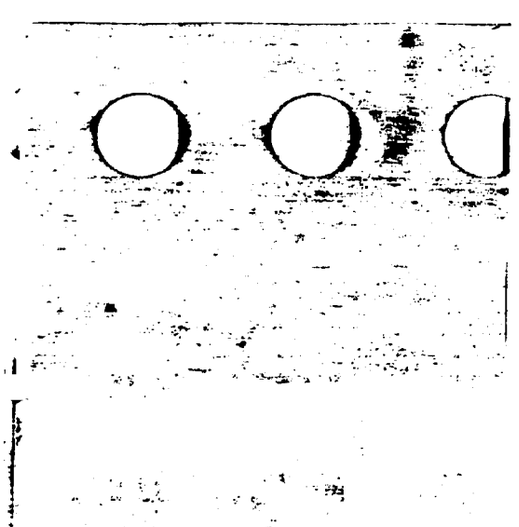
1. 1987 ad valorem taxes.

2. Subdivision of Century City - Lot D-2 of record in Plat Book 6250, Page 338, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants of Century City of record in Book 6504, Page, 723, Register's Office for Davidson County, Tennessee.

4. All matters shown on survey of Lot D-2 Century City by South Central Engineering Co., Inc. dated December 23, 1987.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7438 PAGE 566

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	CCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 845066.25
CON TX 2366.28
PRFEE 0.50
WDEED 12.00
TOTAL 2378.78
CHECK 2378.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4332

94 27 7

IDENTIFICATION REFERENCE

DEC 30 2 02 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 49403