MDSWP453 01/28/88 jhb File 14

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7459 PAGE 490

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Hans E. Schneberger c/o P.T. Management, Inc. 110 29th Avenue North Suite 302 Nashville, TN 37203	Same	92-16-361 92-16-362 92-16-366 92-16-367 92-16-373

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TennSouth Properties, Ltd., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Hans E. Schneberger ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and by reference made a part hereof.

Being the same property conveyed to Grantor by deed dated October 16, 1986 from FISI*Madison Financial Corporation of record in Book 7012, page 1, said Register's Office.

This is improved property known as 49 Music Square West, Nashville, Tennessee 37203.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1988, a lien but not yet due and payable.

2. Any and all leases whether of record in said Register's Office or not, including but not limited to the following:

Tenant	Square Feet Leased
Teletravel Services, Inc.	33,653
Billboard Publications, Inc.	7,407
Gordon, Martin, Jones, Harris, Baydoun, P.A.	5,442
Digital Recorders, Inc.	7,300

3. Grantor provides no warranty with respect to its title to the elevated walk.

4. Grantor provides no warranty with respect to the contiguity of any of the parcels.

5. Memorandum of Lease between TennSouth Properties, Ltd., as Lessor and FISI*Madison Financial Corporation as Lessee of record in Book 7012, page 37, said Register's Office.

6. Grantor provides no warranty with respect to its rights to the public alley bisecting the property.

7. Easement granted to Metropolitan Government of Nashville, for line easement, of record in Book 5599, page 670, said Register's Office.

8. Plan of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.

9. Such easements, rights-of-way, utility installations, encroachments and other notations shown on the survey prepared by Barry Greer & Associates dated January 7, 1988.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of Jan. 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TENNSOUTH PROPERTIES, LTD.

By: TennSouth Corp.,
Managing General Partner

By: Jerrold D. Hardwick
James W. Hardwick, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James W. Hardwick 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 TennSouth Corp., a corporation that is the Managing General Partner of TennSouth Properties, Ltd., a Tennessee limited partnership, and is authorized by the corporation, the corporation being authorized by the limited partnership, to execute this instrument on behalf of the partnership.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of January, 1988.

Dawn Pascoe
Notary Public

My Commission Expires:

1/29/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,650,000.

Affiant

Sworn to and subscribed before me this 29th day of January, 1988.

Dawn Pascoe
Notary Public

My Commission Expires:

1/29/88

Tract #1

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 91, and all of Lots 92 and 93 as shown on O. B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and also including a section of the former R.O.W. of Music Square West which was abandoned by Metropolitan Government Council Ordinance Number 77-577 and all described together as one tract by a survey prepared by Barry Greer and Associates, dated November 25, 1986 as follows:

Beginning at a chiseled cross set in a concrete sidewalk, said cross marking the intersection of the South R.O.W. of South Street with the East R.O.W. of Metropolitan Government Alley Number 442 and being the northwest corner of said Lot 91, and proceding as follows:

With said R.O.W. of South Street, said R.O.W. being the North boundary of the remnant of Lot 91, South 84 degrees, 59 minutes, 47 seconds East, a distance of 148.45' to the beginning of a curve in the back of the sidewalk;

Thence, with a non-tangent curve to the right having a radius of 15.15', an arc distance of 14.65' to the end of said curve in said sidewalk (said curve having a chord bearing South 21 degrees, 25 minutes, 08 seconds East for a distance of 14.09');

Thence, with the R.O.W. of Music Square West, as presently marked by the back of a concrete sidewalk, South 06 degrees, 16 minutes, 56 seconds West, a distance of 137.39' to a point;

Thence, leaving said R.O.W., North 84 degrees, 59 minutes, 47 seconds West, passing a concrete monument marking the original Southeast corner of Lot 93 at 5.00', and continuing along the South boundary of Lot 93, a total distance of 156.00' to a railroad spike set in the East R.O.W. of said Alley;

Thence, with said R.O.W. of said Alley, North 06 degrees, 16 minutes, 56 seconds East, a distance of 50.00' to a point;

Thence, South 84 degrees, 59 minutes, 47 seconds East, a distance of 1.00' to a point;

Thence, continuing along said Alley R.O.W., the same being the West boundary of Lots 91 and 92, North 06 degrees, 16 minutes, 56 seconds East, a distance of 100.00' to the beginning and containing 23,271 square feet, more or less.

Tract #2

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being lots 107, 108, 109, 110, 111, and 112 as shown on O. B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and more particularly described according to a survey by Barry Greer and Associates dated November 25, 1986 as follows:

Beginning at a "P-K" nail set at the intersection of the South R.O.W. of South Street with the East R.O.W. of 18th Avenue South, being the Northwest corner of said Lot 112, and proceding as follows:

With said R.O.W. of South Street, the same being the North boundary of said Lot 112, South 84 degrees, 59 minutes, 47 seconds East, a distance of 151.00' to a "P-K" nail set at the intersection of said R.O.W. of South Street with the West R.O.W. of Metropolitan Government Alley Number 442;

Thence, with said R.O.W. of said Alley, South 06 degrees, 29 minutes, 36 seconds West, a distance of 50.00' to a point;

Thence, continuing with said alley, North 84 degrees, 59 minutes, 47 seconds West, a distance of 1.00' to a point, being the Northeast corner of said Lot 111;

Thence, continuing with said Alley, and along the East boundary of said Lots 111, 110, 109, 108, and 107, South 06 degrees, 29 minutes, 36 seconds west, a distance of 250.00' to a "P-K" nail, being the Southeast corner of said Lot 107;

Thence, with the South boundary of Lot 107, North 84 degrees, 59 minutes, 47 seconds West, a distance of 150.00' to a metal fence post set in said R.O.W. of 18th Avenue South;

Thence, with said R.O.W. of 18th Avenue South, North 06 degrees, 29 minutes, 36 seconds East, a distance of 300.00' to the beginning and containing 45,034 square feet, more or less.

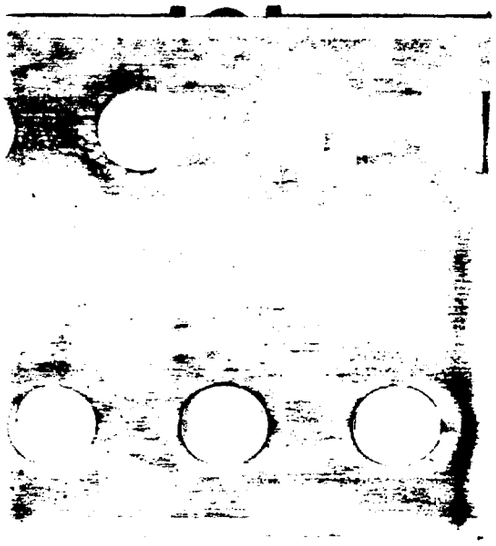
Being the same property conveyed to TennSouth Properties, Ltd. by deed of record in Book 7012, page 1 from FISI*Madison Financial Corporation, as corrected by deed of record in Book 7320, page 300, Register's Office of Davidson County, Tennessee.

0 1 4 1 8

2726 01/29 0101 03CHECK 13035.50

OFFICIAL RECEIPT

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



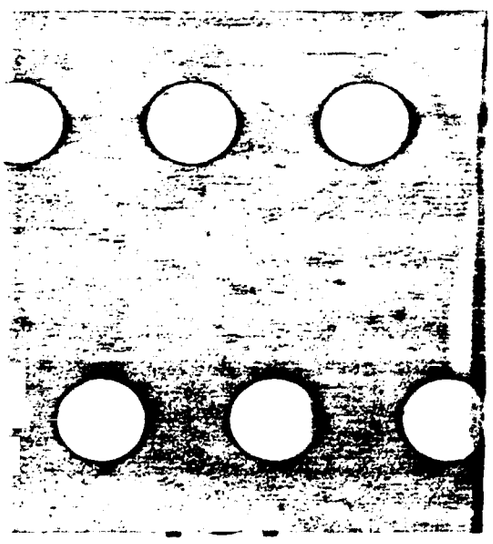
RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 495

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT
4650000.00
CON TX 13020.00
PRFEE 0.50
WDEED 15.00
TOTAL 13035.50
CHECK 13035.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/88 01 15:53 0001 2726

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No. 57612