BOOK 7479 PAGE 921

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Richard W. Sorenson c/o Southeast Venture Companies, Inc. 301 S. Perimeter Park Dr. Nashville, Tennessee 37211	Map 134 Parcel 258	Richard W. Sorenson c/o Southeast Venture Companies, Inc. 301 S. Perimeter Park Dr. Nashville, Tennessee 37211

This instrument prepared by: Boult, Cummings, Conners & Berry (JPW)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

1148 03/01 0101 03CHECK 4632.50

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PFR, Inc., a Tennessee corporation, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Richard W. Sorenson, George A. Volkert, Carl H. Vereen, W. Gerald Ezell and J. Benjamin Steele (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions described in Exhibit B which is attached hereto and incorporated herein by this reference.

This is improved property, known as 435 Metroplex Drive, Nashville, Tennessee 37211.

FILED & RECORDED
DAVIDSON COUNTY, TN
MAR 1 9 01 AM '88

IDENTIFICATION REFERENCE

08643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Jane Pine Wood, attorney
Affiant for Grantee

Subscribed and sworn to before me this 29th day of February, 1988.

Sandra N Ragland
Notary Public
My Commission Expires: 1-24-90

SANDRA N. RAGLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of February, 1988.

PFR, Inc.

By: Richard W Lourso

Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Hamrick, Notary Public, Richard W Lourso, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of PFR, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 29 day of February, 1988.

Susan Hamrick
Notary Public

My Commission Expires: Sept 9, 1989

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4 of Metroplex, Section 5, as shown on the Plan of record in Book 5190, page 776, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in a curve in the southerly margin of Metroplex Drive, said point being 951 feet, more or less, northerly from the northerly margin of Harding Place, said point also being 447 feet, more or less, northerly from the northeast corner to Section Four, Metroplex:

Thence, leaving said southerly margin S 02° 16' W, 357.27 feet to a point in the northerly lineof said Section Four, Metroplex, said pointbeing N 88° 55' 50" W, 236.16 feet from the northeast corner of said subdivision;

Thence, with said northerly line N 88° 55' 50" W, 155.00 feet to a monument, the northwest corner to said subdivision;

Thence, S 02° 16' W, 22.40 feet to a monument, the northeast corner to the Resubdivision of Lot No. 2, Harding Place;

Thence, with the northerly line to said Resubdivision N 87° 44' W, 158.66 feet;

Thence, leaving said line at right angles N 02° 16' E, 399.81 feet to said southerly margin of Metroplex Drive;

Thence, at right angles with said margin S 87° 44' E, 213.12 feet to a monument;

Thence, continuing with said margin with a curve to the right having a radius of 307.32 feet, a central angle of 19° 05' 22", a tangent distance of 51.67 feet, a chord of S 78° 11' 19" E, 101.92 feet, with the arc of said curve 102.39 feet to the of beginning.

Containing 121,108 Square feet or 2.78 Acres.±

Being the same property conveyed to PFR, Inc. by deed from EVSVS Associates, a Tennessee joint venture among W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen and J. Benjamin Steele, of record in Book 6163, page 963, Register's Office for Davidson County, Tennessee.

1. Deed of Trust executed by PFR, Inc. to A. Stuart Campbell, Trustee, dated December 1, 1983, and recorded in Book 6198, page 884, Register's Office for Davidson County, Tennessee, in favor of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, which states that it secures a debt in the principal sum of one million dollars ($1,000,000), payable as specified therein, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt. Said Deed of Trust was assigned to Third National Bank in Nashville by Assignment of record in Book 6198, page 868, said Register's office.

2. Taxes for 1987: Map and Parcel 134-258.

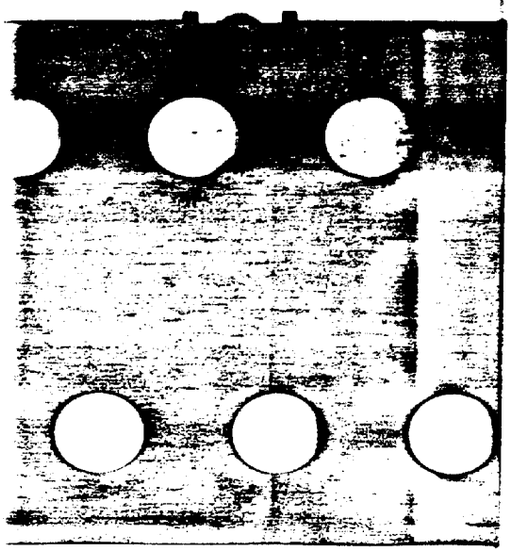
3. Restrictive Covenants contained in instrument of record in Book 5653, page 11, said Register's Office.

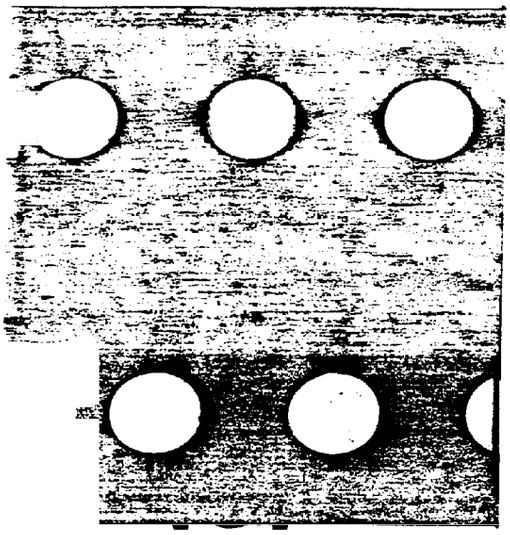
4. Matters shown on the Plan of record in Book 5190, page 776, said Register's Office.

5. Easement 32 feet in width for public utility and drainage purposes extending along the rear line of said lot narrowing to 10 feet in width as the same extends from the westerly to the easterly side of the lot wherein there is included a 20 foot sanitary sewer and drainage easement which appears of record in Book 6112, page 37, said Register's Office, all as shown on the Plan of record in Book 5190, page 776, said Register's office.

6. Declaration of Restrictive Covenants of record in Book 6171, page 692, said Register's Office.

7. Matters shown on Survey of Barge Waggoner Sumner & Cannon, dated January 26, 1984, reinspected and updated February 1, 1988. (File No. 7556-23).





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7479 PAGE 925

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 1650000.00
				CON TX 4620.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 4632.50
				CHECK 4632.50
03/01/88	01			09:03 0001 1168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 6 4 3

IDENTIFICATION REFERENCE

MAR 1 9 01 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 65877