B0418

This Instrument Prepared By:
Allen Ames
McGuire, Woods, Battle & Boothe
One James Center
Richmond, Virginia 23219

SPECIAL WARRANTY DEED

BOOK 7572 PAGE 292

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map No. 161 Part of Parcel No. 176
Firestone Center Limited Partnership c/o Property Company of America 3100 West End Avenue Suite 900 Nashville, TN 37203	Same as New Owner	

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 which is hereby acknowledged, STERCHI BROS. STORES, INC., a Delaware corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto FIRESTONE CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

All of that certain improved real property (the "Property") situated in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, subject to all of the matters described on Exhibit "B" attached hereto and incorporated herein by reference for all purposes;

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, its successors and assigns, forever. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but against none other.

WITNESS our hands this 13th day of June, 1988.

STERCHI BROS. STORES, INC.,
a Delaware corporation

By: William E Helms

Its: Senior Vice President

STATE OF Virginia :

COUNTY OF Henrico :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William E. Helms, 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 Senior Vice President of Sterchi Bros. Stores, Inc., a Delaware corporation ("Sterchi"), the within named bargainor, and that he acknowledged that he executed the within instrument for the purposes therein contained and in the capacity therein stated as the act and deed of said corporation by signing his name as Senior Vice President of Sterchi.

WITNESS my hand, at office, this 13th day of June, 1988.

Karen J. Glagola
Notary Public in and for the
State of Virginia

My Commission Expires:

8/9/91

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $545,024.

Patricia H. Emery
Affiant

Sworn to and subscribed before me this 14th day of June, 1988.

My Commission Expires:
Sept. 12, 1990

Michael S Pule
Notary Public

EXHIBIT A

Description of Parcel A:

ALL that certain tract, piece or parcel of land located in Davidson County, Tennessee, shown as containing 1.56 acres on that certain plat (the "Resubdivision Plat") entitled "Resubdivision of Reserve Parcel 'C4', Brentwood East Commercial Park" dated March 16, 1988 (revised May 5, 1988), made by Joseph G. Petrosky Associates, Inc., a copy of which is recorded in the Register's Office of Davidson County, Tennessee (the "Register's Office"), in Plat Book 6200 at page 764.

BEING a portion of the same property conveyed to Sterchi Bros. Stores, Inc. by deed from Thomas C. Scott, Trustee, of record in the Register's Office in Book 6399 at page 977, as corrected by Instrument of Correction dated April 29, 1988 and recorded in the Register's Office in Book 7537 at page 696.

This is unimproved property on the south side of Old Hickory Boulevard approximately 200 feet west of its intersection with Nolensville Road.

EXHIBIT B

1. Metro taxes for 1988 not yet due and payable.

2. The Plan of record in Book 6250, page 781, Register's Office of Davidson County, Tennessee, and the "Resubdivision Plat" described in Exhibit A.

3. Easement granted to Metropolitan Department of Water and Sewerage Services for sanitary sewer line of record in Book 5312, page 489, said Register's Office.

4. Water line easement and pump station easement dedicated to Metropolitan Government of Nashville and Davidson County, Tennessee by agreement recorded in Book 5087, page 360, said Register's Office.

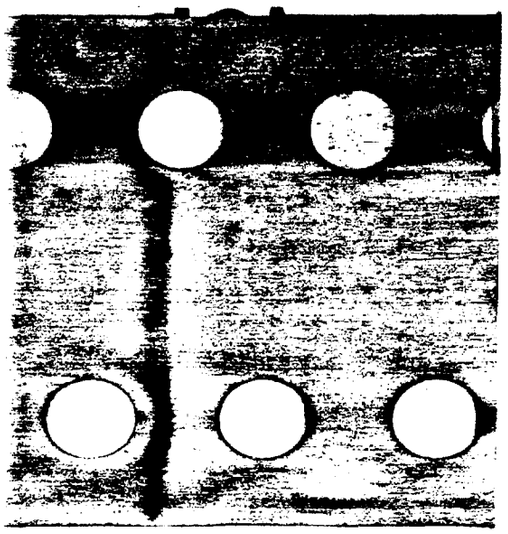
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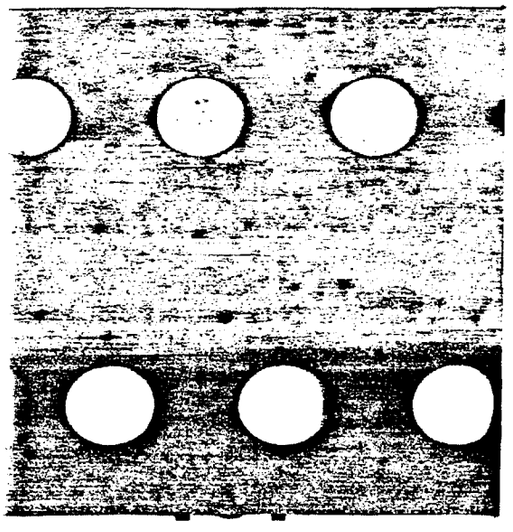
IDENTIFICATION REFERENCE

JUN 14 1 51 PM '88

HELEN C. WEBB, REGISTER
DAVIDSON COUNTY, TENN.

5150 06/14 0101 03CHECK 1538.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7572 PAGE 296

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 545024.00
CON TX 1526.00
PRFEE 0.50
WDEED 12.00
TOTAL 1538.50
CHECK 1538.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/88 01 13:51 0001 5150

397.46

IDENTIFICATION REFERENCE

JUN 14 1 51 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 101989