THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

32 12 11/91 0101 03CHECK 11892.50

**SPECIAL WARRANTY DEED**

| Address New Owner(s) as follows: | Name\Address Mortgagee: | Map-Parcel Nos. |
|---|---|---|
| Jerry L. Carroll<br>565 Marriott Drive<br>Suite 240<br>Nashville, Tennessee 37210 | Sovran Bank/Central South<br>One Commerce Place<br>Nashville, Tennessee 37219<br>Attention: Theodore R. Blair | Map 93-1<br>Parcels 35 and 36 |

FOR AND IN CONSIDERATION of the sum of Three Million Six Hundred Thousand Dollars ($3,600,000.00), Nashville I, Ltd., a Californial limited partnership, hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Jerry L. Carroll, his heirs, successors and assigns (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Tract 1

Land in Davidson County, Tennessee, being Parcel No. G on the Map of the Subdivision of the Capitol Hill Redevelopment Project, as of record in Book 2663, pages 120 and 121, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated May 30, 1986, updated October 28, 1986, and last updated on September 28, 1988 by Michael V. Holmes & Associates, Inc. as follows:

Beginning at a concrete monument in the westerly margin of Sixth Avenue North, said point being the northeast corner of said Block "G,"

Thence with said westerly right of way of Sixth Avenue North South 27°31'00" East 118.60 feet to a concrete monument.

Thence with a curve to the right (having a central angle of 92°17'03" and a radius of 20.00 feet) a distance of 32.21 feet to a point in the westerly right of way of James Robertson Parkway.

Thence with a curve to the left (having a central angle of 12°57'10" and a radius of 1,398.00 feet) a distance of 316.04 feet to a point.

Thence with a curve to the right (having a central angle of 100°29'12" and a radius of 20.00 feet) a distance of 35.08 feet to a point in the easterly right of way of Seventh Avenue North.

Thence with the right of way of said Seventh Avenue North North 27°29'31" West 100.50 feet to a point.

Thence North 56°12'16" East 333.57 feet to a point.

Thence with a curve to the right (having a central angle of 01°24'37" and a radius of 1122.80 feet) a distance of 27.64 feet to the point of beginning containing 44,506.64 square feet or 1.021 acres.

Tract 2

Land in Davidson County, Tennessee, being Parcel H on the Map of the Subdivision of the Capitol Hill Redevelopment Project, as of record in Book 2663, pages 120 and 121, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated May 30, 1986, updated October 28, 1986, and last updated September 28, 1988 by Michael V. Holmes & Associates, Inc. as follows:

Beginning at a concrete monument in the westerly margin of Seventh Avenue North, said point being in the northeast corner of said Block "H,"

Thence with westerly right of way of Seventh Avenue North South 27°24'26" East 105.86 feet to a point.

Thence with a curve to the right (having a central angle of 75°18'00" and a radius of 20.00 feet) a distance of 26.29 feet to a point of compound curvature in the northerly right of way of James Robertson Parkway.

Thence with a curve to the left (having a central angle of 02°55'00" and a radius of 1,365.00 feet) a distance of 69.49 feet to a point of compound curvature.

Thence continuing with the northerly line of James Robertson Parkway and a curve to the left (having a central angle of 11°37'00" and a radius of 625.00 feet) a distance of 126.72 feet to a point.

Thence South 33°21'34" West 23.52 feet to a point.

Thence with a curve to the right (having a central angle of 119°11'00" and a radius of 56.80 feet) a distance of 118.15 feet to a point in the easterly right of way of Eighth Avenue North.

Thence with said right of way of Eighth Avenue North, North 27°27'26" West 121.69 feet to a point.

Thence leaving said right of way of Eighth Avenue North, North 55°58'54" East 304.93 feet to the point of beginning containing 46,304.00 square feet or 1.063 acres.

Tracts 1 and 2 being the same property conveyed to Nashville I, Ltd., a California limited partnership by General Warranty Deed from Raman G. Dayal and wife, Kusum K. Dayal, and Vallabhbhai Bhavanbhai Patel and wife, Ruxman V. Patel, of record in Book 7025, page 102, said Register's Office.

This is improved property, known as 607, 610 James Robertson Parkway and improved property known as 710 James Robertson Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) Real and personalty taxes for 1988, a lien, due and payable.

(2) Real and personalty taxes for subsequent years, a lien, not yet due and payable.

(3) All matters shown on the Plat of record in Book 2663, pages 120-121, RODC.

(4) Restrictive covenants for Capital Hill Redevelopment Project of record in Book 2735, page 473, RODC, and any amendments thereto.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer on the 27th day of October, 1988.

NASHVILLE I, LTD.,
a California limited partnership

By: JBA & Company, a California general partnership

By: _____
Arthur K. Chapman,
General Partner

STATE OF CALIFORNIA
~~STATE OF TENNESSEE~~ )
)
COUNTY OF ~~DAVIDSON~~ SANTA CLARA)

BOOK 7692 PAGE 626

Before me, Jane Bicchieri, a Notary Public in and for the County and State aforesaid, personally appeared, Arthur K. Chapman, General Partner of JBA & Company, a California limited partnership, general partner of NASHVILLE I, LTD., a California limited partnership, the within named bargainor, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in ~~Nashville, Tennessee~~ Cupertino, California, this 27th day of October, 1988.

Jane Bicchieri
Notary Public

My Commission Expires:

Oct. 12 1991

OFFICIAL SEAL
JANE BICCHIERI
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Oct. 12, 1991

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00

IDENTIFICATION REFERENCE

Nov 1 2 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8 1 6 3 1

Jerry L. Carroll

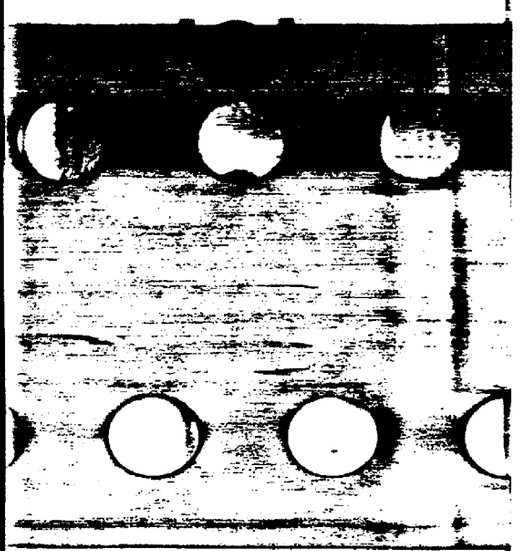
Subscribed and sworn to before me this, the 1st day of ~~October~~ November, 1988.

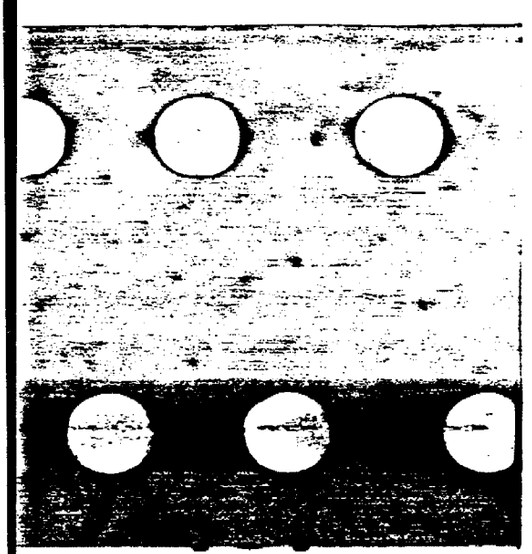
Notary Public

WILLIAM L. HARBISON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

5-13-89





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7692 PAGE 627

| | | |
|---|---|---|
| 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 3600000.00
CON TX 11880.00
PRFEE 0.50
~~MBEEN 12.00~~
~~TOTAL 11892.50~~
CHECK 11892.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/88 01 14:57 0001 3272

8.16.31.

IDENTIFICATION REFERENCE

NOV 1 2 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 149899