THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows: RRY 6401 Centennial Blvd. Nashville, TN 37209	Person Responsible for Payment of Taxes: New Owner	Map 75-9 Parcel 143 Field Bk. No. 4D-30950

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, FREEMAN FLORIDA VENTURE, LTD., a Florida limited partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto RRY, a Tennessee general partnership, hereinafter called "Grantee", (whether one or more persons or entities) its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Lands of John Donelson as of record in Minute Book "T", page 621, County Court for said County, and described as follows:
>
> Beginning at a point in the center of an Avenue or Road 50 feet westerly from the easterly margin of a 16 foot Road; which runs southerly 145 feet between the Church property and a tract of land owned by Bob Washington; and running thence south 2 deg. west 465 feet; thence south 74 1/2 deg. west 99 feet; thence north 1 deg. east 496 feet to the center of said Avenue or Road; and thence easterly with the center of said Road 99 feet to the beginning, containing 1 acre, more or less.
>
> Being the same property conveyed to Freeman Florida Venture, Ltd., a Florida limited partnership, by deed from J. R. Freeman, Trustee, William Howard Freeman and William Criswell Freeman, Successor Co-Trustees for the Freeman Family Trust, of record in Book 6839, page 154, said Register's Office.
>
> This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

0 1 9 7 5.

IDENTIFICATION

JAN 17 3 26 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 16th day of January, 1989.

"GRANTOR"

FREEMAN FLORIDA VENTURE, LTD.,
a Florida limited partnership

By: William Howard Freeman
William Howard Freeman,
general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6829 01/17 0101 03CHECK 72.50

Before me, Paulette N. [redacted] Wassel, a Notary Public in and for the County and State aforesaid, personally appeared William Howard Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a general partner of Freeman Florida Venture, Ltd., a Florida limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of January, 1989.

Paulette N. Wassel
Notary Public

My Commission Expires:
9-26-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

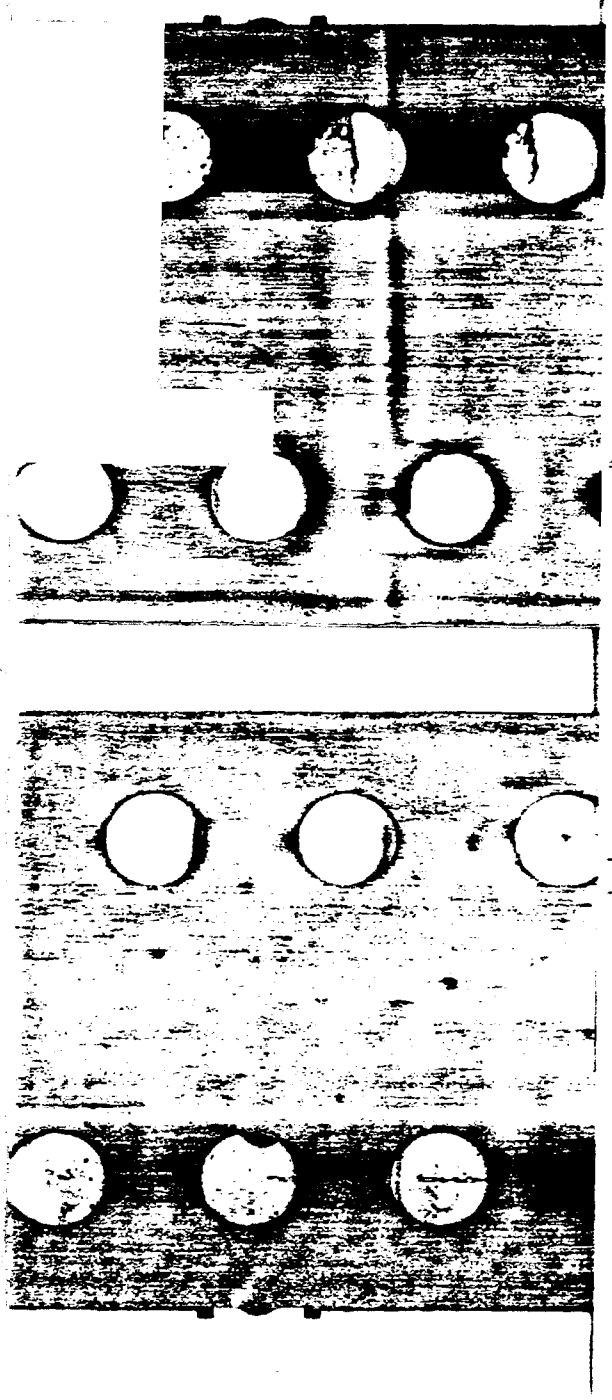
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 16th day of January, 1989.

Notary Public

My Commission Expires:
5-13-90



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

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 69

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 66.00
PRFEE 0.50
WDEED 6.00
TOTAL 72.50
CHECK 72.50
01/17/89 01 15:27 0001 6829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01975.

IDENTIFICATION REFERENCE

Jan 17 3 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173481