ADDRESS NEW OWNER: Joseph V. Russell & Assoc. 2951 Sidco Drive Nashville, TN. 37204

SEND TAX BILLS TO: same

MAP-PARCEL NOS.
95-00-0-115
3DZ 86212

BOOK 7765 PAGE 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, TN 37239

The actual consideration or value, whichever is greater, for this transfer is:

$1,525,000.00
~~$1,500,000.00~~

Subscribed and sworn to before me, this the 2 day of Feb, 1989.

Affiant

Notary Public

My Commission Expires:
April 1995

Affix Seal

06448

FEB 3 9 16 AM '89

RUSH

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged First American National Bank, Nashville, Tennessee, (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto Joseph V. Russell & Associates, a Tennessee general partnership, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

This property is unimproved.

Grantors further convey all easements and appurtenances to the premises and all strips and gores of land within and adjoining the premises and claimed by Grantors together with all right, title and interest, if any, of Grantors to land lying in the bed of any street, road, highway or alley, open or proposed or vacated, adjoining the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey it, and that it has not encumbered the same, except to the extent otherwise set forth in Exhibit B hereto.

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer on this 2nd day of February, 1995.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By _____

State of Tennessee

County of Davidson

Personally appeared before me, Gerald M. Hampton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of First American National Bank, Nashville, Tennessee, a national bank, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of February, 1989.

My commission expires - April 11, 1990

Notary Public

Exhibit A

A tract of land in the First Civil District of Metropolitan Nashville — Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set at the easterly end of the southeasterly return curve at the intersection of Royal Parkway (formerly Elspeth Drive), a 60-foot road, and Perimeter Place Drive, a 60-foot road; thence,
1. southeastwardly, with the southerly right-of-way line of Royal Parkway 195.04 feet along the arc of a curve to the right having a radius of 361.77 feet, a central angle of 30°53'23", and a chord bearing and distance of S 47°52'40" E 192.69 feet to an existing concrete monument; thence,
2. S 32°25'59" E 249.21 feet to an iron pin set; thence,
3. southeastwardly, 306.94 feet along the arc of a curve to the left having a radius of 980.64 feet, a central angle of 17°56'00", and a chord bearing and distance of S 41°23'59" E 305.68 feet to an existing concrete monument; thence,
4. southwardly, 78.54 feet along the arc of a return curve to the right having a radius of 50.00 feet, a central angle of 90°00'00", and a chord bearing and distance of S 5°21'59" E 70.71 feet to an iron pin set; thence,
5. with the northerly boundary line of the property of Samuel Joseph Moore, etal., as recorded in Deed Book 6768, Page 582, R.O.D.C., Tennessee S 39°38'01" W 10.00 feet to an iron pin set; thence,
6. westwardly, 215.64 feet along the arc of a curve to the right having a radius of 287.33 feet, a central angle of 43°00'00", and a chord bearing and distance of S 61°08'01" W 210.61 feet to an existing iron pin; thence,
7. S 82°38'01" W 100.00 feet to an existing iron pin; thence,
8. westwardly, 31.59 feet along the arc of a curve to the left having a radius of 736.27 feet, a central angle of 2°27'29", and a chord bearing and distance of S 81°24'16" W 31.58 feet to an existing iron pin; thence,
9. N 9°49'28" W 104.10 feet to an iron pin set; thence,
10. N 37°11'40" W 71.49 feet to an existing iron pin; thence,
11. N 85°44'29" W 404.94 feet to an existing planted stone; thence,
12. with the north boundary line of the property of Air Corporate Associates, Ltd. as recorded in Deed Book 6009, page 789, R.O.D.C., Tennessee S 42°21'22" W 118.06 feet to an iron pin set; thence,
13. with a line severing Lot 1 Greenbrier Business Park as recorded in Plat Book 6900, page 81, R.O.D.C., Tennessee N 36°50'09" W 57.47 feet to a chisled hole in curb; thence,
14. N 53°09'51" E 40.00 feet to an iron pin set; thence,
15. N 36°50'09" W 369.21 feet to an iron pin set; thence
16. N 0°27'27" E 49.36 feet to an iron pin set; thence,
17. with the south right-of-way line of Perimeter Place Drive S 89° 32'33" E 246.26 feet to an iron pinset; thence,
18. northeastwardly, 388.35 feet along the arc of a curve to the left having a radius of 293.83 feet, a central angle of 75°43'34", and a chord bearing and distance of N 52°35'40" E 360.69 feet to an iron pin set; thence,
19. northeastwardly, 88.96 feet along the arc of a return curve to the right having a radius of 50.00 feet, a central angle of 101°56'45", and a chord bearing and distance of N 65°42'15" E 77.68 feet to the point of beginning and containing 414,579 Square Feet or 9.517 Acres, more or less.

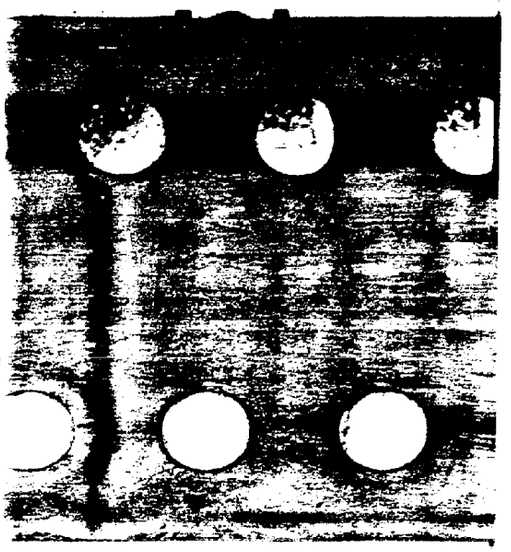
Being the same property conveyed to First America National Bank from Justin P. Wilson, Trustee by deed of record in Deed Book 7572, page 826, R.O.D.C., Tennessee and is all of Lot 2, Greenbrier Business Park as recorded in Plat Book 6900, page 81, R.O.D.C., Tennessee.

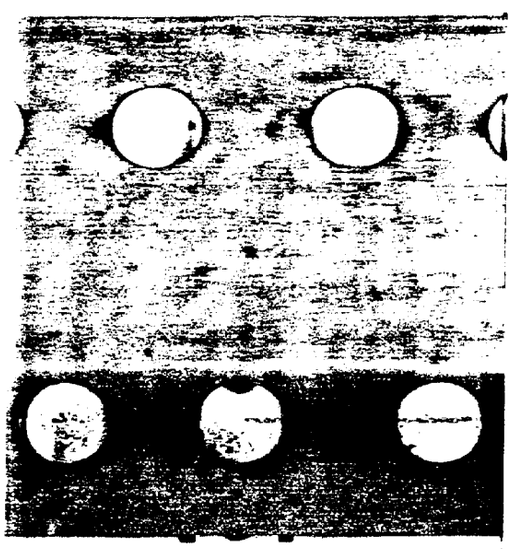
EXHIBIT B

1. All matters shown on Plan of record in Book 6900, page 81, Register's Office, Davidson County, Tennessee.

2. All matters shown on a survey made by Ragan-Smith-Murphy & Associates, Inc., dated January 18, 1989, Job No. 74-041.

4182 02/03 0101 03CHECK 4883.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 314

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 1475000.00
CON TX 4867.50
PRFEE 0.50
WDEED 15.00
TOTAL 4883.00
CHECK 4883.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/89 01 09:18 0001 4182

06448

IDENTIFICATION REFERENCE

FEB 3 9 16 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178688