Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bridgestone (U.S.A.), Inc.	95-3-23	Same
P.O. Box 140991		
Nashville, TN 37214-0991		

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

SPECIAL WARRANTY DEED

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, Briley Corners Phase One, Ltd., a Texas limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Bridgestone (U.S.A.), Inc. (the "Grantee"), Grantee's successors 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 this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Those matters shown on the plan of record in Book 6900, page 333, Register's Office for Davidson County.

3. Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7628,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,350,000.00.

James D. Kuhls
Affiant

Subscribed and sworn to before me this 6th day of February, 1989.

Notary Public
My Commission Expires: 3-31-91

NOTARY PUBLIC AT LARGE OF TENNESSEE

pages 579 and 584, Register's Office for Davidson County, Tennessee.

4. Restrictions recorded in Book 3135, page 283, as modified by Modification of Restrictive Covenants of record in Book 6680, page 862, Register's Office for Davidson County, Tennessee. (As to that portion of Parcel A Reserved on Craigmeade Subdivision, Section 1, as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee.)

This is improved property, known as Lot 1, Briley Corners.

TO HAVE AND TO HOLD the Property with all right, estate, title and interest in and to all easements, rights and other appurtenances thereunto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property, and that Grantor has a good right and authority to execute this deed of the Property.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of February, 1989.

BRILEY CORNERS PHASE ONE, LTD.,
a Texas Limited Partnership

By: Briley Office Associates, Phase One, a Texas General Partnership, General Partner

By: Embrey Investments, Inc., General Partner

By: _____
Randall H. Mason,
Vice-President

070220

FEB 6 12 49 PM '89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, N Carolyn Fosland, Notary Public, Randall H. Mason, with whom I am personally acquainted and who acknowledged himself to be Vice-President of Embrey Investments, Inc., a corporation, said corporation being a general partner of Briley Office Associates, Phase One, a general partnership, said general partnership being authorized by Briley Corners Phase One, Ltd., a limited partnership to execute this instrument on behalf of Briley Corners Phase One, Ltd.

WITNESS my hand, at office, this 6th day of February, 1989.

N. Carolyn Fosland
Notary Public

My Commission Expires: 3/11/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4876 02/06 0101 03CHECK 24267.50

EXHIBIT A

PROPERTY DISCRIPTION BRILEY CORNERS
LOT ONE
FEBRUARY 1, 1989

BEING a parcel of land lying in Davidson County, Tennessee and being Lot One Briley Corners as of Record in Book 6900, Page 333, Register's Office of Davidson County, Tennessee and being bounded on the north by Lebanon Pike and Briley Parkway; on the east by Briley Parkway; on the south by Lot Two, Briley Corners; on the west by Craigmeade Drive and being more particularly described as follows:

BEGINNING at a point at the intersection of the east right-of-way line of Craigmeade Drive and the south right-of-way line of Lebanon Pike and Briley Parkway access ramp;

THENCE with the south right-of-way line of Briley Parkway the following bearings and distances;

THENCE, south 77 deg. 32 min. 12 sec. east, 214.22 feet to a point;

THENCE, south 51 deg. 02 min. 48 sec. east, 423.00 feet to a point;

THENCE, leaving Briley Parkway and with the north line of Lot Two, Briley Corners, the following bearings and distances;

THENCE, south 38 deg. 57 min. 12 sec. west, 37.00 feet to a point;

THENCE, north 51 deg. 02 min. 48 sec. west, 44.00 feet to a point;

THENCE, south 38 deg. 57 min. 12 sec. west, 100.00 feet to a point;

THENCE, north 51 deg. 02 min. 48 sec. west, 35.00 feet to a point;

THENCE, south 38 deg. 57 min. 12 sec. west, 166.19 feet to a point;

THENCE, south 41 deg. 47 min. 27 sec. west, 50.00 feet to a point;

THENCE, on a curve to the left, the radius of which is 490.50 feet, the central angle of which is 21 deg. 14 min. 16 sec. the chord of which is north 58 deg. 49 min. 41 sec. west, 180.77 feet along the curve distance of 181.81 feet to a point.

THENCE, north 86 deg. 18 min. 20 sec. west, 81.42 feet to a concrete monument corner common with Lot Two in the east right-of-way line of Craigmeade Drive;

THENCE, with the east right-of-way line of Craigmeade Drive, north 00 deg. 01 min. 00 sec. east, 270.69 feet to a concrete monument;

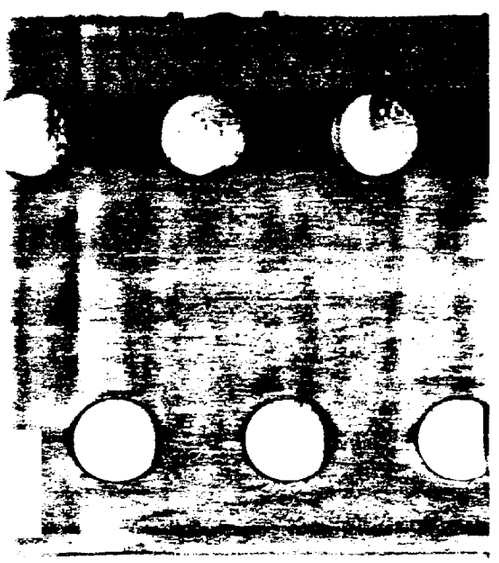
THENCE, on a curve to the left, the radius of which is 571.27 feet, the central angle of which is 11 deg. 23 min. 30 sec., the chord of which is north 05 deg. 40 min. 45 sec. west, 113.39 feet along the curve distance of 113.58 feet to a concrete monument;

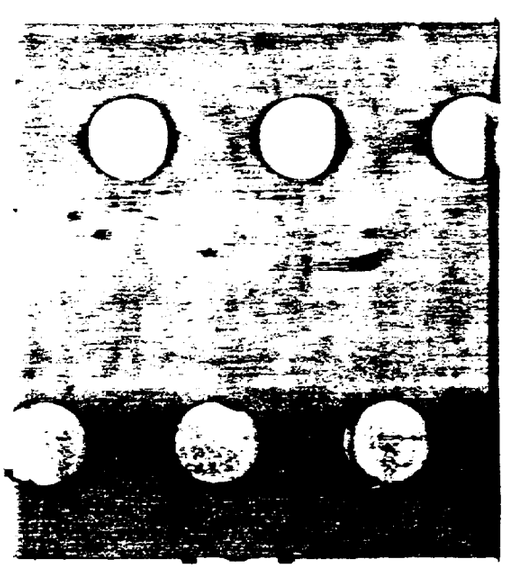
THENCE, north 11 deg. 22 min. 30 sec. west, 26.84 feet to a concrete monument,

THENCE, north 00 deg. 51 min. 00 sec. west, 26.90 feet to the point of beginning.

CONTAINING 161,516 square feet (3.708 acres, more or less).

Being the same property conveyed to Briley Corners Phase One, Ltd., a Texas limited partnership, by deed from Briley Corners Development, Ltd., a Texas limited partnership, of record in Book 7272, page 534, Register's Office of Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 934

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
7350000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CONTX 24255.00

PRFEE	0.50
WDEED	12.00
TOTAL	24267.50
CHECK	24267.50

02/06/89 01 12:51 0001 4876

070 20

IDENTIFICATION REFERENCE

FEB 6 12 49 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 179375