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WARRANTY DEED

BOOK 7782 PAGE 15

FROM: Al-Haddad Properties and Management Group, a Tennessee general partnership, Grantor

TO: The Saar Foundation, Inc., a Virginia not-for-profit corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
The Saar Foundation, Inc. 555 Grove Street Herndon, Virginia 22070	SAME	104-6-30 Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~One Million Eight Hundred Eighty Dollars ($1,880,000)~~. One million six Hundred seventy-seven thousand nine Hundred fifty-four and 54/100 Dollars ($1,677,954.54).

John M Buttingham
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of February, 1989.

Danielle B. Ellis
Notary Public

My Commission Expires: 5-8-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration including a credit of $1,677,954.54 against amounts owed to The Saar Foundation, Inc. by Grantor and Al-Haddad Brothers Enterprises, Inc., the receipt and sufficiency of which are hereby acknowledged, Al-Haddad Properties and Management Group, a Tennessee general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said The Saar Foundation, Inc., a Virginia not-for-profit corporation, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a point in the northerly margin of Park Roadway, at the common corner of lots 1-A and 2-A, as shown on the Plan of record in Book 421, pages 82 and 83, said Register's Office;

thence in a northerly direction, along the dividing line between said lots, 200 feet to a point in the southerly margin of West End Circle; thence westerly along the southerly margin of West End Circle 100 feet to the southeast corner of West End Circle and 33rd Avenue North; thence along the easterly margin of 33rd Avenue North, southerly 155.5 feet to a concrete monument at the beginning of a curve; thence around said curve 72.8 feet to a concrete monument in the northerly margin of Park Roadway; thence along the northerly margin of the same, easterly 55.5 feet to the point of beginning. Together with all its right, title and interest in and to the Park strip in front of said lot and subject to such rights in and to said park strip as shown on said plan and as set out in deed from T.J. Hays, Trustee, to Elizabeth Escott Hardison, of record in Book 372, page 22, said Register's Office. Said property is the same property described in a survey by Barge, Waggoner, Sumner & Cannon dated October 12, 1983, file number 8590.

Being the same property conveyed to Grantor by deed from Mansorah Hassan Ismail of record in Book 5964, page 838, said Register's Office.

This is improved property, known as The Westpark Building, 3212 West End Avenue, Nashville, Tennessee 37203, referred to herein as the Property.

Grantor also quitclaims to Grantee all right, title and interest Grantor has in and to the lawns and parks lying between the property and West End Avenue.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and back taxes all of which will be paid by Grantee.

2. Restrictive covenants of record in Book 372, page 22, said Register's Office, to the extent they are applicable, if at all.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 421, pages 82 and 83, said Register's Office.

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 heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property, and the same is

unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, 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 whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness the hand of Grantor's general partner this 16th day of November, 1988.

AL-HADDAD PROPERTIES and
MANAGEMENT GROUP, a Tennessee
general partnership

By: Sahib Al-Haddad.
Sahib Al-Haddad
general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tamara W. Fogarty, a Notary Public of said County and State, personally appeared Sahib Al-Haddad, 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 AL-HADDAD PROPERTIES and MANAGEMENT GROUP, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

Witness my hand and seal, at Office in Nashville, this 16th day of November, 1988.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

12367.

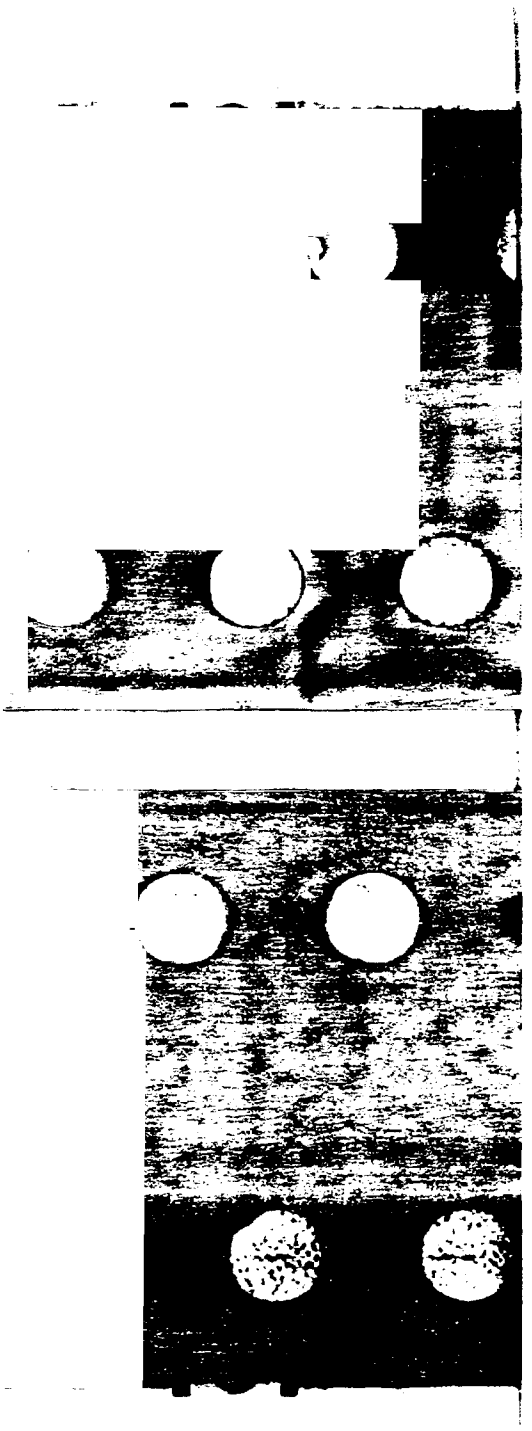
IDENTIFICATION

FEB 28 3 33 PM '89

KELLY J. WILSON REGISTER
DAVIDSON COUNTY, TENN.

1102 02/28 0101 DEDEEK 8.00

5244R/11-16-88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 18

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 1677954.54
CON TX 5537.40
PRFEE 0.50
WDEED 9.00
TOTAL 5546.90
CHECK 5546.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 15:36 0001 1182

12367

IDENTIFICATION REFERENCE

FEB 28 3 33 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185603