This instrument prepared by:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.:
BVT Management Services, Inc. 222 Third Ave. N., Ste. 375 Nashville, TN 37201	OWNER	Map 26-10A Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Smiley & Atchison Professional Buildings, Inc., a Tennessee corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto BVT Management Services, Inc., a Tennessee corporation, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of the First Resubdivision of Northchase Professional Park, Lot 4, Northchase at Rivergate, as of record in Plat Book 6900, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to GRANTOR by deed of record in Book 7459, page 160, said Register's Office.

Together with all right, title and interest appurtenant to said Lot No. 1 contained in the Declaration of Easements, Restrictive Covenants, and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee, and in the Declaration of Covenants, Conditions and Restrictions for Northchase Professional Park, of record in Book 7918, page 715, said Register's Office.

This is improved property known as Professional Park Drive, Goodlettsville, Tennessee.

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 successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. 1989 real estate taxes which have been pro-rated between the parties.

2. All matters shown on the plan of record in Book 6900, page 956, said Register's Office.

3. Declaration of Easements, Restrictive Covenants, and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7918, page 715, said Register's Office.

5. Communications Systems right-of-way and Easement Agreement of record in Book 6806, page 843, said Register's Office.

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by its duly authorized officer, this 18th day of August, 1989.

SMILEY & ATCHISON PROFESSIONAL BUILDINGS, INC.

BY: _____

TITLE: Chairman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas B. Smiley, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chairman of Smiley & Atchison Professional Buildings, Inc., the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Thomas B Smiley, III as such Chairman.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 1989.

Darlene T. Mousl
Notary Public

My Commission Expires: 9/11/90

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed before me
this 18th day of August, 1989.

Darlene T. Mousl
Notary Public

My Commission Expires: 9/11/90

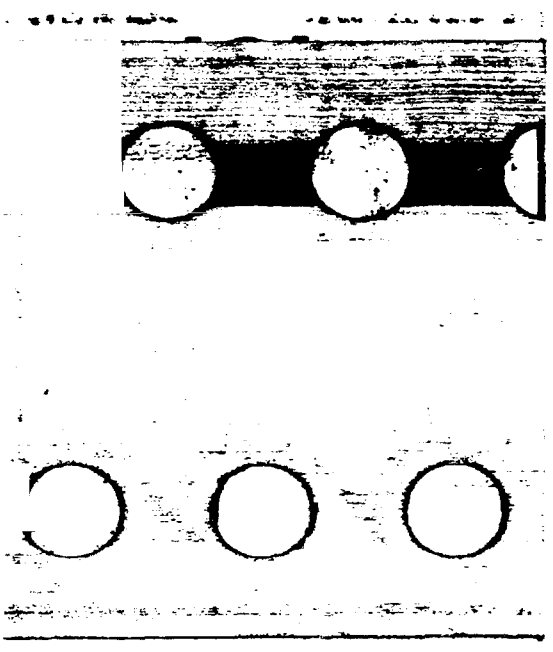
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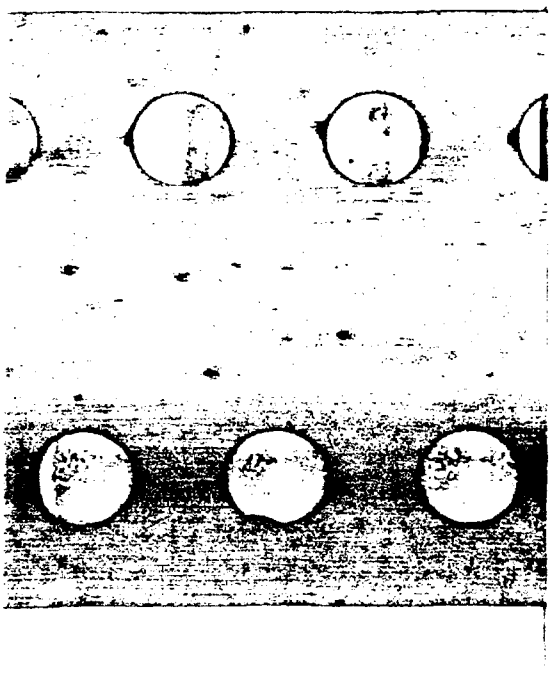
IDENTIFICATION REFERENCE

Aug 10 4 13 PM '89

DAVIDSON COUNTY, TN

7303 08/18 0101 03CHECK 3970.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7918 PAGE 771

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
1200000.00
CON TX 3960.00
PRFEE 1.00
WDEED 9.00
TOTAL 3970.00
CHECK 3970.00

08/18/89 01 16:15 0001 7303
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5918 6.

IDENTIFICATION REFERENCE

AUG 18 4 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240558