6597.6

RGDWP274 09/12/89 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

IDENTIFICATION REFERENCE

Box 18

SEP 14 3 53 PM '89

PHILIP E. WILCOX II REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

BOOK 7938 PAGE 19

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s):
Park View Properties 4429 Warner Place Nashville, TN 37205 Attn: Dorthea S. Hetzel	Same	Map 70-16 Parcel 3

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RM DEVELOPMENT COMPANY, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PARK VIEW PROPERTIES, a Tennessee general partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7A on the plan of First Revision, Resubdivision of Part of Block "G", Section No. 1 - Book 4675, page 48, Metro Center, Tract 7A, of record in Book 4885, page 12, Register's Office for said County.

Beginning at the point of the east margin of French Landing Drive, 975 feet from the center line of Vantage Way; thence with the east margin of French Landing Drive, a curve to the left having a central angle of 09 deg. 38'02", a radius of 1,130.00 feet, 190.00 feet to a point; thence North 74 deg. 12'37" East 175.00 feet to a point; thence South 10 deg. 58'22" East 219.18 feet to a point; thence South 83 deg. 50'39" West 175.00 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from BPT Properties, a Tennessee general partnership, of record in Book 7761, page 444, said Register's Office.

This is improved property known as 237 French Landing Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, it successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise. Without limitation of the foregoing, this conveyance is made specifically subject to the following:

1. The lien of current real property taxes.

2. Restrictive covenants of record in Book 4793, page 166, amended in Book 7012, page 61, said Register's Office.

3. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, of record in Book 7487, page 952, said Register's Office.

4. Consent and Waiver by Owner, Landlord or Mortgagee of Real Estate, of record in Book 7495, page 225, said Register's Office.

5. Terms and conditions of that certain Lease Agreement dated January 16, 1989 by and between Grantor and A. B. Roll, Inc. d/b/a Wayne Caluger & Associates, as amended by First Amendment to Lease Agreement dated February 27, 1989.

6. Matters shown on the survey of Walter H. Davidson, dated September 2, 1989.

7. Rights of others in and to the common areas of MetroCenter Business Park.

8. Matters shown on the Plan of record in Book 4885, page 12, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 1989.

RM DEVELOPMENT COMPANY, a Tennessee general partnership

By: _____
Mark McDonald,
General Partner

By: _____
John T. Rochford, III,
General Partner

Being all of the general partners of RM Development Company

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, a Notary Public, Mark McDonald, 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 a general partner of RM Development Company, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 14th day of September, 1989.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, a Notary Public, John T. Rochford, III, 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 a general partner of RM Development Company, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 14th day of September, 1989.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,075,000.00.

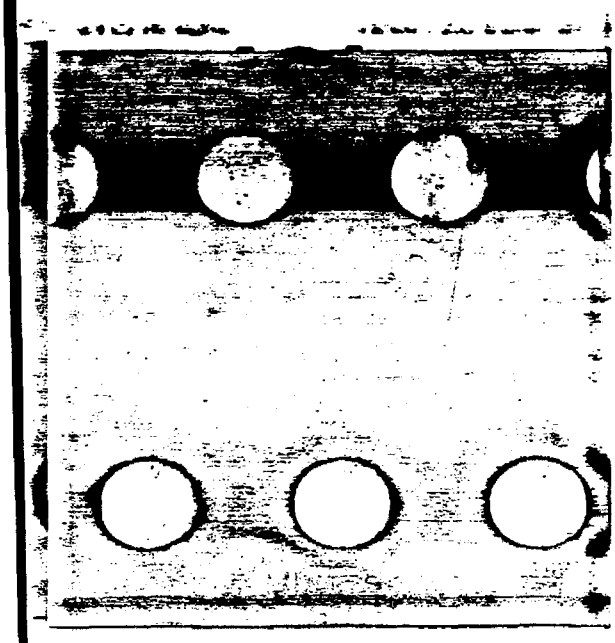
Dorothea S. Hetzel
Affiant

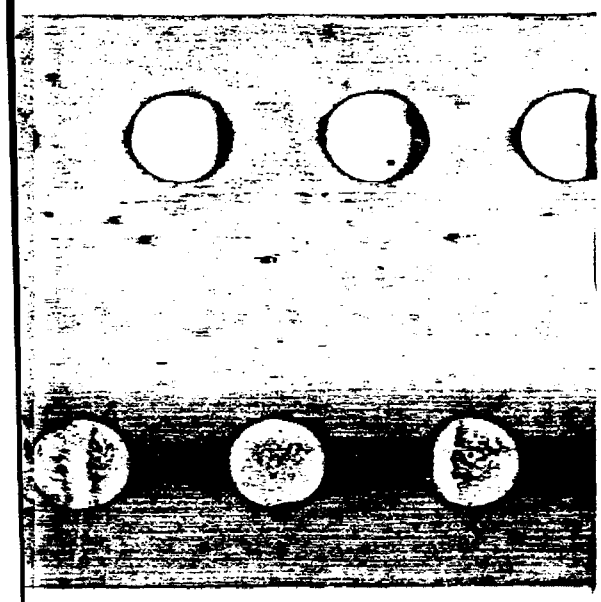
Subscribed and sworn to before me, this 14th day of September, 1989.

James S. Tate, Jr.
Notary Public

My Commission Expires:
20 May 1992

4503 09/14 0101 03CHECK 3557.50





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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 22

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 1075000.00
CON TX 3547.50
PRFEE 1.00
MDEED 9.00
TOTAL 3557.50
CHECK 3557.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/14/89 01 15:53 0001 4503

6 5 9 7 6

IDENTIFI REFERENCE

SEP 14 3 53 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248496