SPECIAL WARRANTY DEED

FROM: The Saar Foundation, Inc., a Virginia not-for-profit corporation, Grantor
TO: Al-Haddad Properties and Management Group, a Tennessee general partnership, 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:

Al-Haddad Enterprises
Route 8, Box 205
Smyrna, Tennessee
37167

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

SAME

Map-Parcel Numbers

104-6-30

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million One Hundred Thousand Dollars ($2,100,000).

Sahib Al-Haddad.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of September, 1989.

Nancy Crandoff
Notary Public

NANCY CRANDOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Saar Foundation, a Virginia not-for-profit corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Al-Haddad Properties and Management Group, a Tennessee general partnership, 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 Al-Haddad Properties and Management Group of record in Book 7782, page 15, 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 1989 taxes which have been prorated.

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.

4. Declaration of Restrictions of Acklen Park Lawn Association of record in Book 7358, page 1, Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease Agreement of record in Book 7376, page 482, 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 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 by, through and under Grantor.

Grantor does further covenant and bind Grantor, its 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 claiming by, through or under Grantor.

Witness the hand of Grantor this 15 day of September, 1989.

THE SAAR FOUNDATION, INC.
a Virginia not-for-profit
corporation

By: M. Y. Mirza 9/6/89

Title: Vice President

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

6012 09/19 0101 03CHECK 6940.00

Before me, MUHAMMAD ASHRAF, a Notary Public of said County and State, personally appeared M. YAQUB MIRZA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of THE SAAR FOUNDATION, the within named bargainor, a Virginia not-for-profit corporation, and that he as such VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

Witness my hand and seal, at Office in FAIRFAX VA, this 15th day of September, 1989.

Muhammad Ashraf
Notary Public

My Commission Expires: August 5, 1991

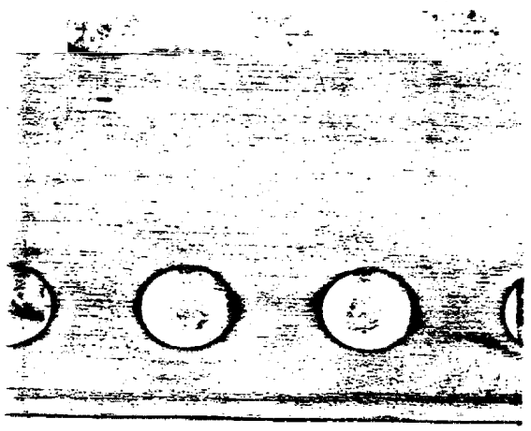
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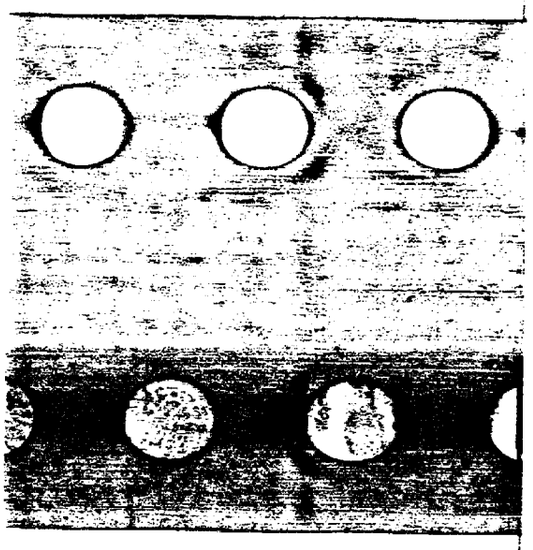
IDENTIFICATION REFERENCE

SEP 19 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6083R/09-13-89





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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 170

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 2100000.00
CON TX 6930.00
PRFEE 1.00
MDEED 9.00
TOTAL 6940.00
CHECK 6940.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
09/19/89 01 09:37 0001 8012

6 7 2 3 7

IDENTIFICATION REFERENCE

SEP 19 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249990