RGDWP277 09/22/89 jef

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

Box 18

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Konrad Ulmer c/o BVT Management Services, Inc. 222 Third Avenue North Suite 375 Nashville, TN 37201 Attention: James E. Himelrick, Jr.	Same	Map 92-12 Parcel 151, 153 and 154

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 general partnership composed of John T. Rochford, III and Mark McDonald ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KONRAD ULMER, a citizen and resident of the Federal Republic of Germany ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land lying in the First Civil District of Davidson County, Tennessee, and being Lot Nos. 218, 219 and 220 on the Plan of John Boyd Home Place, of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at an iron rod at the intersection of the Southerly right of way of Patterson Street and the Easterly right of way of 19th Avenue North; thence with the said right of way of 19th Avenue North South 26 degrees 55 minutes 22 seconds East a distance of 170.00 feet to an iron rod at the intersection of said right of way and the Northerly right of way of Alley Number 377; thence with said alley right of way North 63 degrees 11 minutes 55 seconds East a distance of 150.00 feet to a chain link fence post at the Southwest corner of the property belonging to Mary L. Stone and Mary L. Polk as of record in Book 5722, Page 711, R.O.D.C.T.; thence, with the common line with said parcel North 26 degrees 55 minutes 23 seconds West a distance of 170.37 feet to a iron rod in the Southerly right of way of Patterson Street; thence with said right of way South 63 degrees 03 minutes 40 seconds West a distance of 150.00 feet to the point of beginning, containing 0.586 acres more or less.

Being the same property conveyed to RM Development Company, a general partnership composed of John T. Rochford, III and Mark McDonald, by deed from Phillip R. Duke & Associates No. 35 Limited Partnership, an Indiana limited partnership of record in Book 7729, page 896, Register's Office for Davidson County, 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, his heirs and assigns forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs 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. Lease dated December 16, 1988, by and between Grantor and Corporate Child Care, Inc., a Tennessee corporation ("Tenant"), as amended by First Amendment to Lease dated as of May 10, 1989, by and between Grantor and Tenant, as further amended by Second Amendment to Lease dated as of September 8, 1989, by and between Grantor and Tenant.

3. All matters shown on the survey and surveyor's report of Walter Davidson & Associates dated August 4, 1989 and certified on August 25, 1989.

IN WITNESS WHEREOF, Grantor executed this instrument on this 27th day of September, 1989.

RM DEVELOPMENT COMPANY

By: _____
John T. Rochford, III, partner

By: _____
Mark McDonald, partner

Being all of the partners
of RM Development Company

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James S. Tate, Jr., 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 general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 27th day of September, 1989.

_____
Notary Public

JAMES S. TATE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

20 May 1992

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James S. Tate, Jr., 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 general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 27th day of September, 1989.

James S. Tate Jr.
Notary Public

My Commission Expires:

20 May 1992

JAMES S. TATE, JR. NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,625,000.00.

Konrad Ulmer by Thomas G. Bonahan, as attorney in fact
Affiant

Subscribed and sworn to before me, this 27th day of September, 1989.

James S. Tate Jr.
Notary Public

My Commission Expires:

20 May 1992

JAMES S. TATE, JR. NOTARY PUBLIC AT LARGE

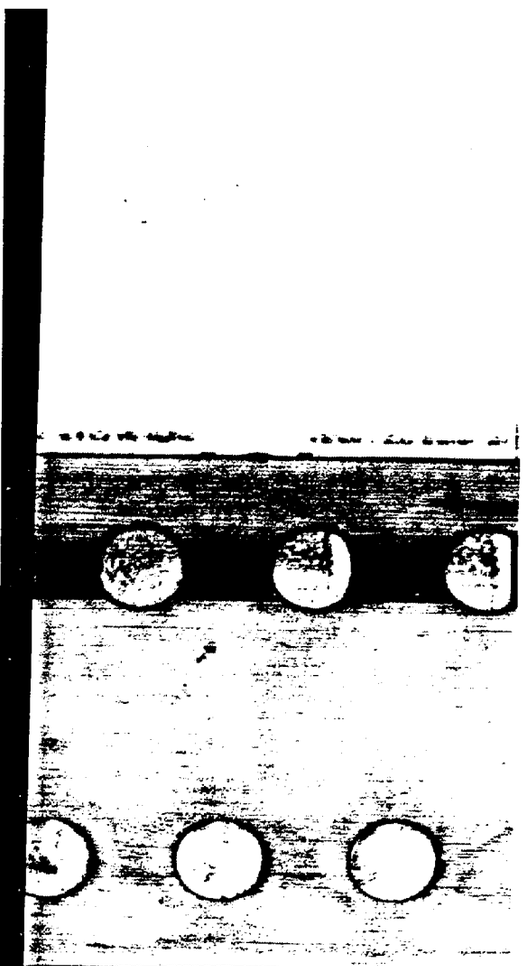
69530

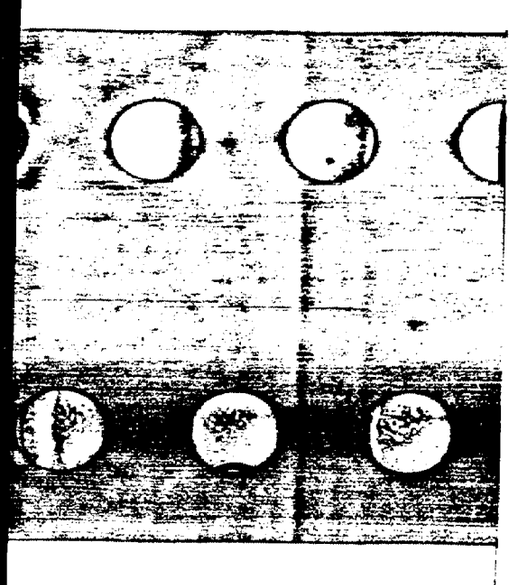
IDENTIFICATION REFERENCE

SEP 27 1 57 PM '89

DAVIDSON COUNTY, TN

$37.50 27 SEP 89 0101 CHECK





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7947 PAGE 298

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
1625000.00
CON TX 5362.50
PRFEE 1.00
~~UNFED 9.00~~
~~TOTAL 5372.50~~
CHECK 5372.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69530

IDENTIFI REFERENCE

SEP 27 1 57 PM '99

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

27/39 01 13:57 0001 8714

No. 252658