Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ragland Corporation c/o Larry D. Mullins, CPA Deloitte, Haskins & Sells 2300 First American Center Nashville, TN 37238	Map 106-2, Parcel 67	same as new owner

This instrument prepared by: Boult, Cummings, Conners & Berry (ACB)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Smith Development Company IV, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Ragland Corporation, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference together with all easements, rights-of-way, licenses, interests, rights and appurtenances thereto, any and all buildings, structures, open parking areas, and fixtures attached to said land (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in instrument of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

3. The plan for Resubdivision of Lot 6A, Fesslers Lane Business Park, a plat of which is of record in Book 6200, page 814, Register's Office for Davidson County, Tennessee.

4. Lack of direct access to and from I-40, a controlled access highway.

5. All matters as shown on the survey by Ragan-Smith-Murphy & Associates, Inc., dated April 21, 1989, Job No. 87-058, by John O. Spry, Tn., Lic. #727.

6. Memorandum of Lease of record in Book 7690, page 774, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $826,904.00.

Elizabeth J. Okafant
Affiant

Subscribed and sworn to before me this 28th day of September, 1989.

Loretta B. Lane
Notary Public
My Commission Expires: 3/18/1991

NOTARY PUBLIC COUNTY

6987-49

IDENTIFICATION REFERENCE

SEP 28 8 13 AM '89

DAVIDSON COUNTY, TN

This is improved property, known as 841 Fesslers Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of September, 1989.

Smith Development Company IV

By: _____
Douglass B. Smith, Partner

By: _____
James G. Smith, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Douglass B. Smith and James G. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the general partners of Smith Development Company IV, a general partnership, and are authorized to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 28th day of September, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1992

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6D as shown on the Plan of the Resubdivision, of Lot 6A, Fesslers Lane Business Park, a plat of which is of record in Book 6200, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot.

Being part of the same property conveyed to Smith Development Company, IV, a general partnership by deed from Wayne Hardy and wife Jean L. Hardy of record in Book 7690, page 771, and by Instrument of Correction of record in Book 7707, page 736, Register's Office for Davidson County, Tennessee, more particularly described as follows:

A tract of land First Civil District of Metropolitan Nashville Davidson County, Tennessee and being Lot 6D of the resubdivision of Lot No. 6A, Fesslers Lane Business Park as of record in Plat Book 6200, page 814, R.O.D.C., Tennessee, and being more fully described as follows:

Beginning at an existing concrete monument on the southwesterly R-O-W line of Fesslers Parkway (a 60 foot road) and being the northeast corner of Lot 7, Fesslers Lane Business Park as of record in Book 6250, page 972, R.O.D.C., Tennessee; thence, with the southwesterly R-O-W line of Fesslers Parkway S 52 deg. 03' 19" E a distance of 190.00 feet to an existing iron pin, being the northwesterly corner of Lot 6C, resubdivision of Lot 6A Fesslers Lane Business Park; thence, leaving said R-O-W line and with the northwesterly line of said Lot 6C, S 37 deg. 56' 41" W a distance of 355.00 feet to an existing iron pin in northerly R-O-W line of Interstate 40; thence, with said northerly R-O-W line N 52 deg. 03' 19" N a distance of 190.00 feet, to an existing concrete monument and being the southeasterly corner of the aforesaid Lot 7, Fesslers Lane Business Park; thence with the southeasterly line of Lot 7 N 37 deg. 56' 41" E a distance of 355.00 feet to the point of beginning and containing 67,450 square feet or 1.548 acres more or less.

Being part of the same property conveyed to Smith Development Company, IV, a general partnership by deed from Wayne Hardy and wife, Jean L. Hardy of record in Book 7690, page 771, and by Instrument of Correction of record in Book 7707, page 736, Register's Office for Davidson County, Tennessee.

7:32 09/29 11.01 03CHECK 2738.77

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

RECEIVED OF _____

FOR _____

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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 826904.00
CON TX 2728.77
PRFEE 1.00
WDEED 9.00
TOTAL 2738.77
CHECK 2738.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/28/89 01 15:13 0001 9131

6987.9

IDENTIFICATION REFERENCE

SEP 28 3 13 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 253069