This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

BOOK 8015 PAGE 64

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Ritzen Group Venture Partners IV, L.P. 631 Second Avenue South Nashville, TN 37210	Same	Map 148 Parcel 183

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Comdata Network, Inc., a Maryland corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Ritzen Group Venture Partners IV, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Tract I.

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of the Browning - Scott Office Building and Lot 5, Century Center Park, as shown on plat of record in Plat Book 6900, Page 957, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II.

Together with that Easement as described in Agreement dated June 29, 1989 and recorded on July 5, 1989, of record in Book 7880, Page 731, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Comdata Network, Inc., a Maryland corporation by Deed of record in Book 7880, Page 738, and Book 7880, Page 741, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Rights of Tenants in possession.

(2) All matters shown on Plat of record in Plat Book 6900, Page 957, Register's Office for Davidson County, Tennessee.

(3) Sanitary Sewer and/or Storm Drainage Easement(s) as set forth in instrument recorded in Book 4659, Page 61, and as shown on survey last revised June 20, 1986, prepared by MCI Consulting Engineers.

(4) Easement Agreement dated June 29, 1989, between Crow-Cleveland Limited and First Data Resources, Inc. recorded July 5, 1989, in Book 7880, Page 731.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 29th day of December, 1989.

Comdata Network, Inc.

By: Linda L. Lattimore
LINDA L. LATTIMORE
Title: Associate General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personnally appeared Linda L Lattimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Associate General Counsel of Comdata Network, Inc., the within named bargainor, and that he as such Associate General, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Associate General.

WITNESS my hand, at office, this 29th day of December, 1989.

DEBBIE J. KING NOTARY PUBLIC

Debbie J. King
Notary Public

My Commission Expires: 10/9/91

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 29th day of December, 1989.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Debbie J. King
Notary Public

My Commission Expires: 10/9/91

92747

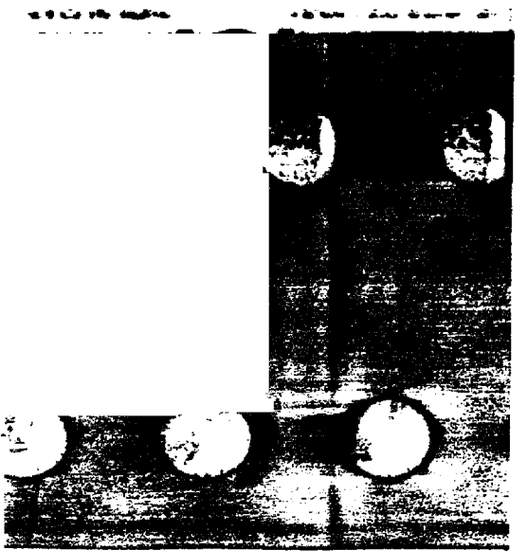
IDENTIFICATION REFERENCE

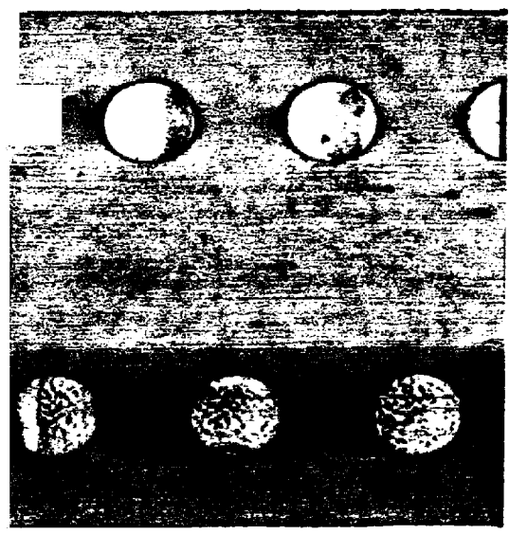
DEC 29 1 08 PM '89

DAVIDSON COUNTY, TN

RUSH

RECEIPT NO. 0101 03 CHECK 39677 12/29/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8015 PAGE 66

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 6.00
				TOTAL 3967.00
				CHECK 3967.00
			12/29/89 01	13:08 0001 8891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92741

IDENTIFI REFERENCE

DEC 29 1 08 PM '89

DAVIDSON COUNTY, TN

No. 279998