Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
REN CORPORATION-USA Suite 300 28 White Bridge Rd. Nashville, TN 37205	Map: 102 Parcel: 62	New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (PLA)
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, Thomas K. Sanders, Trustee (the "Grantor") has bargained and sold, and by these presents transfers and conveys to REN CORPORATION-USA (the "Grantee"), a Tennessee corporation, 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 (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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,376,875.00.

REN CORPORATION-USA

By: _____ 5/3/90

Title: President

Subscribed and sworn to before me this 3RD day of May, 1990.

SUSANNE C. PEAK
NOTARY PUBLIC
DAVIDSON COUNTY

Susanne C. Peak
Notary Public
My Commission Expires: 1-9-91

2. Restrictive covenant contained in Deed of record in Book 4792, page 320, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 4675, page 82, said Register's Office.

4. Easements granted to Chevron Oil Company by deed of record in Book 4164, page 678, said Register's Office.

5. Easements granted to Melvin S. Taub, et al., by deed of record in Book 4164, page 673, said Register's Office.

6. Easement for sanitary sewer of record in Book 4164, page 664, said Register's Office.

7. Easement for vehicular, pedestrian and other traffic running from the east to west boundary lines and beginning 20 feet north of the south property line and extending northwardly 50 feet to a point 70 feet north of the south property line, reserved by deed of record in Book 4792, Page 320, said Register's Office.

This is improved property, known as 6820 Charlotte Avenue, 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 himself, as Trustee, 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 Special Warranty Deed this 3rd day of May, 1990.

Thomas K. Sanders, Trustee

Thomas K. Sanders, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susanne C. Pugh, Notary Public, Thomas K. Sanders, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3RD day of May, 1990.

Susanne C. Pugh
Notary Public

My Commission Expires: 4-9-91

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being shown as Lot One on the Plan of Mary Napier Ganier, et al property, as recorded in Plat Book 4675, page 82, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated June 12, 1980, last revised April 13, 1990, as follows:

Beginning at an existing highway monument on the north right-of-way line of U.S. Highway 70-N, Charlotte Pike at the southwest corner of the above mentioned subdivision plan and the southwest corner of Lot One, and proceeding as follows:

1. With the east line of a tract conveyed to Norris and Patricia Hall by deed recorded in Book 6231, page 387, Register's Office for Davidson County, Tennessee, and the east line of a tract conveyed to Nashville Associates, by deed recorded in Book 4164, page 673, Register's Office for Davidson County, Tennessee, N 25 deg. 30' 00" W, 330.84 feet to an existing iron pin; thence,

2. N 42 deg. 23' 00" W, 208.67 feet to an existing iron pin; thence,

3. With the line between Lots 1 and 2, N 47 deg. 37' 00" E, 230.00 feet to an existing iron pin; thence,

4. S 42 deg. 23' 00" E, 242.80 feet to drilled hole in rock; thence,

5. S 25 deg. 30' 00" E, 365.51 feet to an iron pin set pin on the north right-of-way line of U.S. Highway 70-N; thence,

6. With said line, S 64 deg. 38' 00" W, 230.00 feet to the point of beginning, and containing 3.03 acres, 132,000 square feet, more or less.

THERE IS ALSO CONVEYED the following described easement set forth in deed from Albert F. Ganier, Jr., Trustee, et al, to Blue Chip Properties, of record in Book 4792, page 320, Register's Office for Davidson County, Tennessee.

TOGETHER with the easement rights reserved by Grantors in deeds to Nashville Associates and to Chevron Oil Company, of record in Book 4164, page 673 and 678, respectively, said Register's Office. Grantors further grant, assign, set over, and convey to Grantee, its successors and assigns, a permanent non-exclusive easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact

business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof, over a portion of the 10.91 acre tract of Grantors to the east of the tract herein conveyed, said easement being located 20 feet north of the south boundary line of said 10.91 acre tract and extending to a line 70 feet north of said south boundary line of said tract and extending approximately 270 feet easterly from the eastern boundary of property herein conveyed.

Being the same property conveyed to Thomas K. Sander, Trustee, by deed from MAPCO PETROLEUM, INC. of record in Book 7588 page 252, Register's Office for Davidson County, Tennessee.

3646 05/03 0101 03CHECK 4559.77

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IDENTIFICATION REFERENCE

MAY 3 12 00 PM '90

DAVIDSON COUNTY, TN

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1376875.00
CBN TX 4543.77
PRFEE 1.00
WDEED 15.00
TOTAL 4559.77
CHECK 4559.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/90 01 12:01 0001 8646

23830

IDENTIFICATION REFERENCE

MAY 3 12 00 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 316136