Box 37 LL (APC)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Trion Melrose, L.P. c/o Trion Properties, Inc. 227 French Landing Drive Nashville, TN 37228	118-02-180 118-06-159 118-06-042 118-06-046	same

This instrument prepared by: Boult, Cummings, Conners & Berry
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, DOUGLAS HALE, TRUSTEE (the "Grantor") has bargained and sold, and by these presents transfers and conveys to TRION MELROSE, L.P., a Georgia limited partnership (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 (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 and assumed by Grantee.

2. All matters shown on the survey of James A. Crawford, licensed surveyor, dated November 14, 1989, revised May 21, 1990, last revised June 4, 1990, Job No. 90-014, and surveyor's report dated November 14, 1989 and revised May 21, 1990.

This is unimproved property.

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, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 1990.

Notary Public
My Commission Expires: 5/23/94

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY, TN

3 1-35-06

IDENTIFICATION REFERENCE

JUN 6 10 10 AM '90

DAVIDSON COUNTY, TN

persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of June, 1990.

Douglas S. Hale, Trustee
~~Larry York~~, Trustee
DOUGLAS S. HALE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B Lane, Notary Public, LARRY YORK, 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 4th day of June, 1990.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/92

WP:LBLYorkSWD

EXHIBIT A

13.84 ACRE TRACT

A tract of land lying in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING AT AN IRON PIN found in the southerly margin of Kirkwood Avenue, said pin being south 75°47'28" west, 875.00 feet from a railroad spike at the southwest corner of the intersection of Kirkwood Avenue and Franklin Pike, also being the northeast corner of the Herman D. Wells tract, as recorded in Deed Book 5038, page 852, R.O.D.C.T.;

THENCE, with the southerly margin of Kirkwood Avenue, north 75°47'28" east, 177.35 feet to a point;

THENCE, leaving said Kirkwood Avenue and with the Richard T. Wilson tract, as recorded in Deed Book 805, page 520, R.O.D.C.T., the following calls: south 19°00'03" east, 288.06 feet to a point;

THENCE, north 74°43'01" east, 274.03 feet to a point;

THENCE, south 18°53'29" east, 701.59 feet to an iron pin found in the northerly margin of Gale Lane;

THENCE, with the northerly margin of Gale Lane, the following calls: south 18°22'21" west, 254.87 feet to an iron pin found;

THENCE, 310.40 feet along the arc of a curve to the right, said curve having a radius of 260.50 feet, a central angle of 68°16'16" and a chord bearing and distance of south 52°30'30" west, 292.36 feet to an iron pin found;

THENCE, south 86°38'41" west, 186.64 feet to an iron pin found;

THENCE, 74.35 feet along the arc of a curve to the right, said curve having a radius of 929.93 feet, a central angle of 04°34'51" and a chord bearing and distance of south 88°56'07" west, 74.33 feet to an iron pin set, said pin being the southeast corner of the Robert L. Law tract, as recorded in Deed Book 4162, page 539, R.O.D.C.T.;

THENCE, leaving the northerly margin of Gale Lane and with the easterly line of Law, north 03°34'39" west, 204.24 feet to an iron pin found;

THENCE, with the rear lines of lots 23B and 24B of the Battlefield Estates plat of record in Book 843, page 96, R.O.D.C.T., north 05°52'25" west, 126.16 feet to an iron pin found;

THENCE, with the easterly line of Johnson, north 06°54'24" west, passing the northeast corner of Johnson and the southeast corner of the C. N. Sittle tract, as recorded in Deed Book 954, page 317, at approxiately 75 feet and continuing with the Sittle tract a total distance of 251.97 feet to an iron pin found;

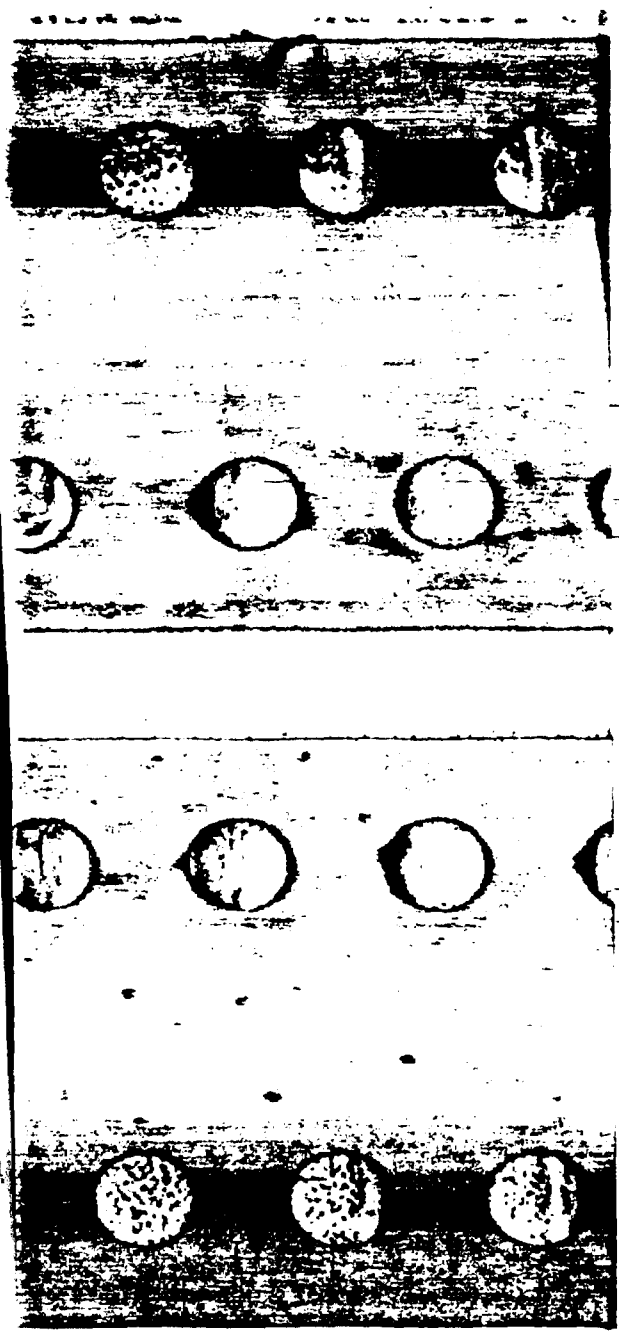
THENCE, with the rear lines of lots 28B through 33B inclusive as shown on the aforesaid Battlefield Estates subdivision north 10°09'52" west, 438.04 feet to an iron pin found;

THENCE, with the easterly line of Wells, north 11°54'27" west, 247.19 feet to the POINT OF BEGINNING and containing 13.84 acres.

Being part of the same property conveyed to Douglas S. Hale, Trustee with full power by deed from Mary Elizabeth Talley and husband, M. Carl Talley, and James W. Cates and wife, Margaret E.

Cates, of record in Book 7042, page 920, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Larry York, Trustee with full power by Quitclaim Deed from Douglas S. Hale, Trustee of record in Book 7899, page 420, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Douglas S. Hale, Trustee by Quitclaim Deed from Larry York, Trustee, to Douglas S. Hale, Trustee, of record in Book 8124, page 346, Register's Office for Davidson County, Tennessee.

7439 06/06 0101 03CHECK 8923.00



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

RECEIVED OF _____

FOR _____

BOOK 8124 PAGE 360

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
2700000.00
CON TX 8910.00
PRFEE 1.00
WDEED 12.00
TOTAL 8923.00
CHECK 8923.00

06/06/90 01 10:10 0001 7439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 3 5 8

IDENTIFICATION REFERENCE

JUN 6 10 10 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 325123