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

Box 10
(RGD)

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
Seventeenth and Church Developers c/o RM Development Co. 2200 Abbott Martin Road Nashville, TN 37215	Same	Map 92-12 Parcels 368, 369 370 and 371

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt 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 SEVENTEENTH AND CHURCH DEVELOPERS, a joint venture ("Grantee") composed of Grantor and MMG West L.P., a Tennessee limited partnership, certain real property in Davidson County, Tennessee, described as follows:

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the RM Development Company property of record in Deed Book 7817, page 567, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southerly margin of Church Street, said point being the point of intersection of the easterly margin of Seventeenth Avenue North;

Thence, along the southerly margin of Church Street, N 59°30'06" E, a distance of 332.50 feet to a point;

Thence, leaving the southerly margin of Church Street, S 30°29'48" E, a distance of 172.05 feet to a point situated in the northerly margin of Metro Alley No. 379;

Thence, along the northerly margin of Metro Alley No. 379, S 59°25'30" W, a distance of 332.39 feet to a point situated in the easterly margin of Seventeenth Avenue North;

Thence, along the easterly margin of Seventeenth Avenue North, N 30°32'00" W, a distance of 172.50 feet to the point of beginning, and containing 1.31 acres of land 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 Melvin H. Goldman, of record in Book 7817, page 567, 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, its successors and assigns forever.

This is improved property known as 1629-1633 Church Street, Nashville, Tennessee.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors 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, which have been assumed by Grantee.

2. Easement Agreement of record in Book 7817, page 570, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Easement Agreement of record in Book 8129, page 667, said Register's Office. As a part of the consideration for this conveyance, Grantee has assumed the duties and obligations of Grantor pursuant to said agreement(s).

3. All matters shown on the survey of Dale & Associates dated November 17, 1988, and certified on May 30, 1990.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument or have caused this instrument to be executed on this 11th day of June, 1990.

GRANTOR:

RM DEVELOPMENT COMPANY

By: _____
John T. Rochford, III, partner

By: _____
Mark McDonald, partner

Being all of the partners of RM Development Company

GRANTEE:

MMG WEST L.P.

By: _____
John W. Phillips, General Partner

Being the sole general partner of MMG West L.P.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is 920,000.00.

John W. Phillips
Affiant

Subscribed and sworn to before me, this 11th day of June, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:

My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, 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 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 11th day of June, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:

My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, 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 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 11th day of June, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:

My Commission Expires May 22, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca G. Davidson, a Notary Public, JOHN W. PHILLIPS, 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 the general partner of MMG WEST L.P., a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 11th day of June, 1990.

Rebecca G. Davidson
Notary Public

My Commission Expires:

My Commission Expires May 22, 1993

9752 06/12 0101 03CHECK 3214.00

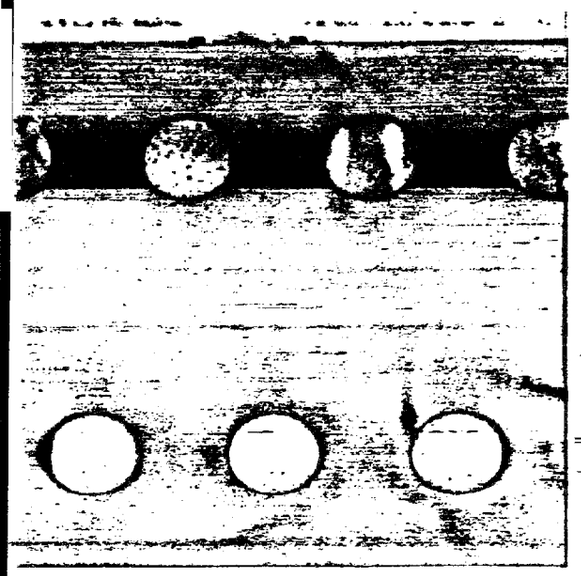
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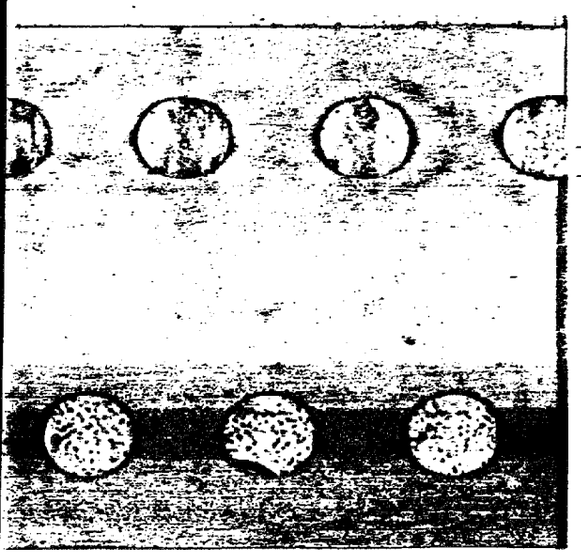
IDENTIFICATION REFERENCE

JUN 12 10 47 AM '90

DAVIDSON COUNTY, TN

Document #5731





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

RECEIVED OF _____

FOR _____

BOOK 8129 PAGE 682

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

MAMT 970000.00
ERR CO
MAMT 970000.00-
CAMT 970000.00
CON TX 3201.00
PRFEE 1.00
WDEED 12.00
TOTAL 3214.00
CHECK 3214.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/90 01 10:48 0001 9752

3.34011

IDENTIFI REFERENCE

JUN 12 10 47 AM '90

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

No. 327414