BOOK 8370 PAGE 965

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Diamond Savings and Loan Company 500 South Main Street Findlay, Ohio 45840	Same	104-6-162

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, ALPHA PROPERTY SERVICE CO., formerly known as CORPOREX PROPERTIES OF NASHVILLE, INC. ("Grantor"), has bargained and sold, and hereby transfers and conveys to DIAMOND SAVINGS AND LOAN COMPANY ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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 assumed by Grantee.

~~2518 06/10 0101 03CHECK~~ 33178.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,050,000.00.

Affiant Diamond Savings & Loan Co. Senior Vice President

Subscribed and sworn to before me this 7th day of ~~May~~ June, 1991.

Sheri L. Duff
Notary Public
My Commission Expires:

SHERI L. DUFF
Notary Public, State of Ohio
My Commission Expires Feb. 28 1995

NOTARIAL SEAL STATE OF OHIO

2. Boundary Line Agreement of record in Book 6286, page 552, said Register's Office for Davidson County, Tennessee.

3. Deed of Trust, Security Agreement and Assignment of Rents and Leases, to Patrick L. Alexander dated December 22, 1987, and recorded in Book 7434, page 567, said Register's Office (the "Deed of Trust").

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

It is the intention of the Grantee and the Grantor that the interest of Grantee acquired hereby shall not merge with or extinguish any other interest of the Grantee in the Property and that the Deed of Trust not merge with the title acquired by the Grantee pursuant to this deed. No such merger will occur unless and until such time as the Grantee executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien and security interest against, in, and to the Property.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns and assigns against the lawful claims of all persons arising by, through or under Grantor.

Executed this 31 day of May, 1991.

ALPHA PROPERTY SERVICE CO.

By: _____

Title: Senior Vice President

This is improved property, known as Crystal Terrace Office Building, 3319 West End Avenue, Nashville, Tennessee.

STATE OF Kentucky
COUNTY OF Kenton

Personally appeared before me, Vicki Rahschulte, Notary Public, J. William Blackham, with whom I am personally acquainted, and who acknowledged that ____ executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Senior Vice President of Alpha Service Property Co., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 31ST day of May, 1991.

Vickie Rahschulte
Notary Public

My Commission Expires: ____

VICKIE RAHSCHULTE
Notary Public, Kentucky State at Large
My Commission Expires Nov. 21, 1992

cswacorpx

EXHIBIT "A"

DESCRIPTION

Being a tract of land located in Davidson County, Tennessee, and being Lot Nos. 5 and 6, the westerly part of Lot No. 4 and the easterly part of Lot No. 7 on the plan of Bransford Realty Company's West End Heights Subdivision as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being described according to a survey prepared by Michael V. Holmes (Tennessee Registered Land Surveyor, No. 213) of Michael V. Holmes & Associates, Inc., dated August 10, 1981, and last revised November 30, 1987, as follows:

BEGINNING at an iron pin in the southerly margin of West End Avenue and the northwesterly corner of the Leader Federal Savings and Loan Company's property; thence with said margin of West End Avenue, North 36° 45' 44" East 162.50 feet to an iron pin; thence leaving said margin of West End Avenue, South 53° 53' 00" East 315.00 feet to an iron pin in the northerly margin of Orleans Drive; thence with said margin of Orleans Drive, South 57° 51' 30" West 86.12 feet to an iron pin; thence continuing with the margin of Orleans Drive, South 62° 01' 04" West 91.71 feet to an iron pin; thence leaving said margin of Orleans Drive, North 53° 53' 00" West 244.87 feet to the point of beginning. Containing 45,772.979 square feet or 1.051 acres.

Being the same property conveyed to Corporex Properties of Nashville, Inc., formerly W. P. Butler Company of Tennessee, Inc., by deed from Elizabeth Turner McKelvey, Paula Turner Jumonville and Nancy Turner Weaver of record in Book 5824, page 688, Register's Office for Davidson County, Tennessee, as to Lot 6 and part of Lot 7, and by deed from Samuel E. Williamson and wife, Rena Williamson, as of record in Book 5852, page 369, Register's Office for Davidson County, Tennessee, as to Lot 5 and part of Lot 4. By Articles of Amendment to the Charter of Corporex Properties of Nashville, Inc., of record in Book 8314, page 180, Register's Office for Davidson County, Tennessee, the name of Corporex Properties of Nashville, Inc. was changed to Alpha Property Service Co.

WP:CSSesafDSL

Jun 10 4 12 PM '91

21090



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

Conv. amt 10,050,000.00

CON TX 33165.00
PRFEE 1.00
WDEED 12.00
TOTAL 33178.00
CHECK 33178.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/91 01 16:13 0001 2518

210990

JUN 10 4 12 PM '91

No. 429576