car4248/mmt:06/27/91
SVN503-937

FROM: COMMERCE TRADING CORPORATION

TO: WESTBORO, L.P., A TENNESSEE LIMITED PARTNERSHIP

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Westboro, L.P., a Tennessee Limited Partnership	Same	Map 104-6, Parcel 235;
c/o Grace Development, Inc.		Map 104-2, Parcel 224;
110 21st Avenue South		Map 104-6, Parcel 236;
Suite 805		Map 104-6, Parcel 237
Nashville, Tennessee 37203		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,825,000.00.

John R. Grace
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1991.

Gretchen Kolokithas
Notary Public

My Comm. Expires: Jan 23, 1993

GRETCHEN KOLOKITHAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Commerce Trading Corporation, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Westboro, L.P., a Tennessee limited partnership, hereinafter called the GRANTEE, its representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

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 representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above and except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy received by Grantee insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its representatives, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 28 day of June, 1991.

ATTEST:

BY: R. Booth Chapman
R. Booth Chapman,
Senior Vice President

COMMERCE TRADING CORPORATION

BY:
J. Hunter Atkins,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and R. Booth Chapman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Senior Vice Presidents of Commerce Trading Corporation, the within named bargainor, a corporation, and that they, as such Senior Vice Presidents being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins and R. Booth Chapman as such Senior Vice Presidents.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of June, 1991.

Gretchen Kolokithas
NOTARY PUBLIC

GRETCHEN KOLOKITHAS NOTARY PUBLIC AT LARGE

My Commission Expires: Jan. 23, 1993

26875

JUN 28 4 20 PM '91

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being all of Lots 48, 49, 50, 52, 53, and part of Lot 51, as shown on the plan of the Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, R.O.D.C., Tennessee, as well as the area which was formerly covered by Metropolitan Government Alley Number 912 (now closed), and more particularly described as follows:

Beginning at an iron pin set at the intersection of the East R.O.W. of 32nd Avenue South with the South R.O.W. of West End Avenue and proceeding as follows:

With said R.O.W. of West End Avenue, North 43 degrees, 00 minutes, 00 seconds East, a distance of 225.31' to an iron pin set at the beginning of a curve to the right; Thence, with said curve having a radius of 10.00', an arc distance of 18.46' to a "P-K" Nail set in the West R.O.W. of 31st Avenue South; Thence, with said R.O.W. of 31st Avenue South, South 31 degrees, 14 minutes, 27 seconds East, a distance of 304.10' to a "P-K" Nail set in the north R.O.W. of Metropolitan Government Alley Number 914; Thence, with said R.O.W. of said Alley, South 59 degrees, 44 minutes, 32 seconds West, a distance of 225.61' to a drilled hole in the edge of a sidewalk in the East R.O.W. of 32nd Avenue South; Thence, with said R.O.W. of 32nd Avenue South, North 32 degrees, 09 minutes, 29 seconds West, a distance of 248.69' to the beginning and containing 64,418 square feet or 1.479 acres, more or less, according to a survey by Barry Greer and Associates, dated June 21, 1991.

Being the same property conveyed to Commerce Trading Corporation by Substitute Trustee's Deed from James R. Kelley, Substitute Trustee, of record in Book 8337, page 953, said Register's Office.

PERMITTED EXCEPTIONS:

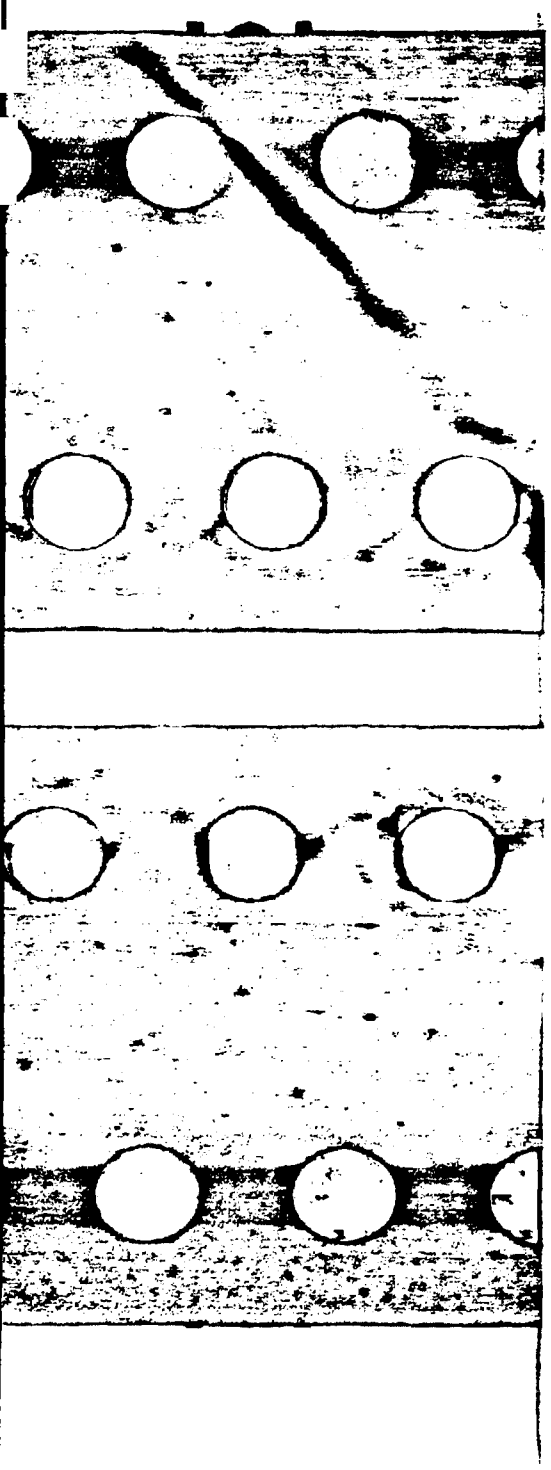
1. 1991 Metropolitan Government taxes

2. Restrictive covenants of record in Book 4626, page 719, said Register's Office.

3. The survey of Barry Greer & Associates, dated June 21, 1991, shows the following:

   (a) Cut slope easement located in the northeast corner
   (b) Drainage catch basin
   (c) Overhead utility lines
   (d) Utility line anchors
   (e) Encroachment of building wall, steps and gutter onto 31st Avenue South

9210 06/28 0101 03CHECK 6032-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 923

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 1825000.00
CON TX 6022.50
PRFEE 1.00
[illegible] 9.00
TOTAL 6032.50
CHECK 6032.50

06/28/91 01 16:21 0001 9210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26875

IDENTIFICATION REFERENCE

JUN 28 4 20 PM '91

No. 436193