BOOK 8477 PAGE 57

This Instrument Prepared By:
Warren W. Wilkins
The Life Insurance Company of Virginia
6610 West Broad Street
Richmond, VA 23230

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Central Parking System, Inc. 2401 Hillsboro Road Nashville, TN 37212	Same	Map 104-15, Parcel 336

SPECIAL WARRANTY DEED

FOR AN IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, The Life Insurance Company of Virginia, a Virginia corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto Central Parking System Realty, Inc., a Tennessee corporation, the Grantee herein, its successor and assigns, a certain tract or parcel of land in Davidson County Tennessee, attached hereto as Exhibit A and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successor and representatives to warrant and forever defend the title to the said land to the said Grantee, its successor and assigns against the lawful claims of all persons claiming by or through Grantor, but no further or otherwise.

WITNESS our hands this 30th day of October, 1991.

THE LIFE INSURANCE COMPANY OF VIRGINIA

By: _____
Pendleton M. Shiflett, III
Title: Vice President

5.8.9.3.7.

IDENTIFICATION REFERENCE
Nov 1 10 45 AM '91

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Henrico)

Before me, Michelle P. Crowder, of the state and county aforesaid, personally appeared Pendleton M. Shiflett, III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to executed the instrument), of Life of Virginia, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Richmond, VA, this 30 day of October, 1991.

Michelle P. Crowder
Notary Public

My Commission Expires:
6/30/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,725,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Edie Johnson
Associate Counsel
Central Parking System Realty, Inc

Sworn and subscribed
this 31 day of
October, 1991.

Debbie L. Sloan
Notary Public

My Commission Expires:
11-26-94

EXHIBIT A

Land in Davidson County, Tennessee, 6th. Civil District, being a tract of land owned by The Professionals (a partnership) and formerly four tracts of the Belair Subdivision, described according to a survey of Michael V. Holmes and Associates, dated May 21, 1981, as follows:

BEGINNING at a pin on the west right of way of Hillsboro Road and the southeast corner of this tract, said point being North 32° 44' 36" east 207.35 feet from the right of way intersection of Westwood Avenue and Hillsboro Road; thence leaving said right of way north 85° 31' 33" west 241.19 feet to a point; thence north 05° 43' 00" east a distance of 7.0' to a point being the center line of a 14.0' alley, the north half of which was closed by ordinance No. 72-251; thence continuing along the center line of said alley north 85° 31' 33" west a distance of 32.99' to a point being in the west R.O.W. line of an alley running north and south which was relocated by the ordinance No. 72-251 previously mentioned; thence continuing with a bearing of north 05° 44' 38" east a distance of 195.25' to a point in the south R.O.W. line of West Linden Avenue, said point being the northwest corner of said tract; thence with the bearing of south 85° 49' 54" east along the south R.O.W. line of West Linden Avenue, a distance of 353.73' to a point; thence along a curve to the right, having a radius of 24.5' for a distance of 34.06' to a point in the west R.O.W. of Hillsboro Road; thence south 32° 44' 36" west a distance of 65.0' to a point; thence south 85° 49' 54" east a distance of 2.90' to a point; thence south 32° 44' 36" west a distance of 131.84' to the point of beginning and containing 65,648 square feet or 1.507 acres, more or less.

Being the same property conveyed to The Life Insurance Company of Virginia, a Virginia corporation, by deed from The Professionals, a partnership, of record in Book 5790, page 750, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Deed of Trust executed by The Professionals, a Tennessee general partnership composed of John C. Hayes, Jr., Robert B. Bogle, III, and John N. Badger, to Robert J. Walker, Trustee for Guaranty Mortgage Company of Nashville, of record in Book 4674, page 321, said Register's Office, to secure an indebtedness in the original principal amount of $850,000.00.

   Guaranty Mortgage Company of Nashville assigned its interest in said Deed of Trust to Phoenix Mutual Life Insurance Company by Assignment of record in Book 4831, page 9, said Register's Office.

   Said Deed of Trust was partially released at Book 4919, page 499, said Register's Office.

2. Collateral Assignment of Leases and Rents between The Professionals, a Tennessee general partnership composed of John C. Hayes, Jr., Robert B. Bogle, III, and Guaranty Mortgage Company of Nashville, of record in Book 4674, page 332, said Register's Office.

JH/e10

5719 11/01 0101 03CHECK 6395.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8477 PAGE 61

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 1725000.00
				CON TX 6382.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 6395.50
				CHECK 6395.50
11/01/91	01			10:46 0001 5719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.9.3.7.

IDENTIFICATION REFERENCE

Nov 1 10 45 AM '91

No. 472878