#101061

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

SPECIAL WARRANTY DEED

BOOK 8565 PAGE 446

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Sovran Bank/Tennessee, Escrow Agent ONE SOVRAN PLAZA NASHVILLE, TN 37219 ATTN: F Kimball	SOVRAN BANK/ TENNESSEE, ESCROW AGENT ONE SOVRAN PLAZA NASHVILLE, TN 37219 ATTN: F. Kimball	Part of 107-12.02 and 107-12.03

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents transfers and conveys unto SOVRAN BANK/TENNESSEE, ESCROW AGENT ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

Said property is conveyed subject to the matters listed on Exhibit B hereto.

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

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (except claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 10th day of December 1991.

ROYAL PARK INVESTMENTS, L.P.

By: ROYAL PARK PROPERTIES, INC.
General Partner

By: _____
Its: Secretary

6:8 4 4:1

IDENTIFICATION REFERENCE

DEC 11 8 43 AM '91

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, S. Joseph Moore, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Royal Park Properties, Inc., a corporation and the general partner of Royal Park Investments, L.P., a limited partnership, and is authorized by the corporation, the corporation being authorized by the limited partnership, to execute this instrument on behalf of the corporation on behalf of the limited partnership.

WITNESS my hand, at office, this 10th day of December, 1991.

Denise M. Lauinger
Notary Public

My Commission Expires:
3-27-93

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $914,730.00.

S. J. Moore (secretary)
Affiant

Sworn to and subscribed before me this 10th day of December, 1991.

Denise M. Lauinger
Notary Public

My Commission Expires:
3-27-93

EXHIBIT A

Lot 4 as depicted on the Plat of Lot No. 4, Royal Park Business Center, which Plat is of record in Book 8250, page 70, said Register's Office, which Lot contains 7.00 acres more or less.

Said property is more particularly described as follows:

Beginning at a point at the intersection of the north right-of-way line of Interstate 40, the west boundary line of Larkwood Subdivision as recorded in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, and the east boundary line of the property of Sam Moore as recorded in Deed Book 6734, Page 933, Register's Office for Davidson County, Tennessee, of which the herein described tract is a portion; thence,

1. With the north right-of-way line of Interstate 40 N 54°22'22" W, 222.02 feet; thence,
2. N 72°03'17" W, 165.02 feet; thence,
3. With a line severing the property of Sam Moore N 18°00'00" W, 262.96 feet; thence,
4. N 05°51'40" W, 208.92 feet; thence,
5. Eastwardly, along the south line of a 60-foot radius cul-de-sac at the end of proposed Nelson Way, a 60-foot road, a distance of 31.42 feet along the arc of a curve to the left having a radius of 60 feet, a central angle of 30°00'14", and a chord bearing and distance of N 62°52'51" E, 31.06 feet; thence,
6. Continuing along the south right-of-way line of proposed Nelson Way, 70.28 feet along the arc of a curve to the right having a radius of 120.00 feet, a central angle of 33°33'28", and a chord bearing and distance of N 64°39'28" E, 69.28 feet; thence,
7. N 81°26'12" E, 36.50 feet; thence,
8. 276.57 feet along the arc of a curve to the left having a radius of 532.01 feet, a central angle of 29°47'10", and a chord bearing and distance of N 66°32'37" E, 273.47 feet; thence,
9. Leaving the south right-of-way line S 37°08'20" E, 302.62 feet; thence,
10. S 18°00'00" E, 153.14 feet; thence,
11. With the west boundary line of Larkwood Subdivision S 22°47'00" W, 400.89 feet; thence,
12. S 14°13'46" W, 40.65 feet to the point of beginning and containing 304910 Square Feet, or 7.00 Acres.

The foregoing description was prepared by James Mr. Stinson, Tennessee Registered Surveyor No. 1621, MEC, Inc., P.O. Box 17465, Nashville, TN 37217.

EXHIBIT B

1. Matters shown on said Plat.

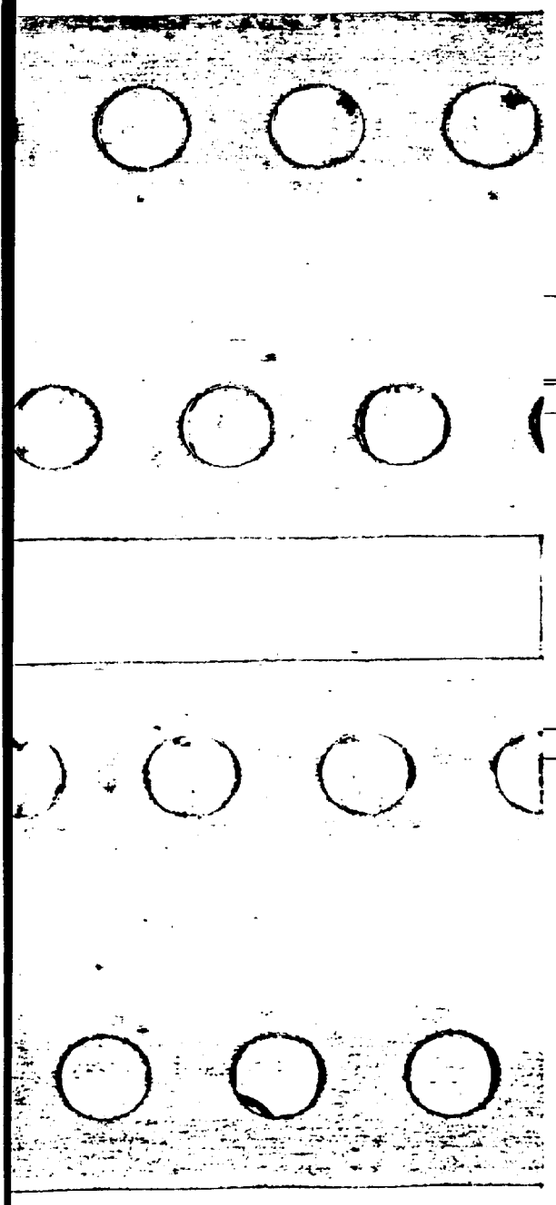
2. Easements in favor of the United States as described in Book 7320, page 639 and Book 7547 , page 707 , said Register's Office.

3. Avigation Easement of record in Book 8434, page 228, said Register's Office.

4. Lack of access to Interstate 40.

1324 12/11 0101 03CHECK 3397.39

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



RECEIVED OF _____

FOR _____

BOOK 8565 PAGE 450

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	
				914730.00
			CON TX	3384.39
			PRFEE	1.00
			WDEED	12.00
			TOTAL	3397.39
			CHECK	3397.39
12/11/91	01		08:45 0001	1324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.44.1.

IDENTIFICATION REFERENCE

Dec 11 8 43 AM '91

FELIX Z. WILSON, II

No. 483868