THIS INSTRUMENT DRAFTED BY:

Trudy J. Halla
Briggs and Morgan, P.A.
2400 IDS Center
Minneapolis, MN 55402

SPECIAL WARRANTY DEED

BOOK 8666 PAGE 558

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Osias Enterprises, Inc. 5353 Hillsboro Road Nashville, Tenn. 37215	Osias Enterprises, Inc. 5353 Hillsboro Road Nashville, Tenn. 37215	Map 34-2 Parcel 10

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Northwestern National Life Insurance Company, a Minnesota corporation ("Grantor") has bargained and sold, and hereby transfers and conveys, to Osias Enterprises, Inc., a Tennessee Corporation ("Grantee"), its heirs [successors] and assigns, certain real property in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and made a part hereof.

24435

IDENTIF. REFERENCE

JUL 1 2 39 PM '92

Being ~~[part of]~~ the same property conveyed to Grantor by deed dated December 14, 1990 from Kristie G. King, Substitute Trustee of record Book 8260, page 866, said Register's Office.

This is improved ~~[unimproved]~~ property known as 901 Two Mile Parkway
House Number Street
Goodlettsville, Tennessee
P.O. Address City or Town

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Without limitation of any other provision hereof, said property is conveyed specifically subject to the following matters:

See Exhibit B attached hereto and made a part hereof

BOOK 8666 PAGE 559

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its ~~heirs~~ {successors} and assigns, forever.

Grantor covenants and binds itself and its ~~heirs and representatives~~ {successors} to warrant specially and defend forever the title to said property to Grantee, its ~~heirs~~ {successors} and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

Whenever used herein, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30th day of June 19 92.

Northwestern National Life Insurance Company,
~~a Minnesota corporation~~

By Kenneth Kuhl
Its Authorized Representative

TENNESSEE

STATE OF ~~MINNESOTA~~)
)
COUNTY OF ~~HENNEPIN~~)
DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 1,550,000.

Affiant

Sworn to and subscribed before me this 1st day of July, 1992

Notary Public

My Commission Expires:
5-22-93

STATE OF _____)
)
COUNTY OF _____)

BOOK 8666 PAGE 550

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, _____, the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he_ executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 19__.

_____
Notary Public

My Commission Expires:

_____

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth Kuk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Rep. of Northwestern National Life Insurance Company _____, the within named bargainor, a Minnesota corporation _____, and that he as such Authorized Rep executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation _____ by himself as Authorized Rep.

WITNESS my hand, at office, this 30th day of June, 19 92.

Joyce M Bartl
Notary Public

My Commission Expires:

_____

JOYCE M. BARTL
Notary Public, DAKOTA Co., Minn.
My Commission Expires Sept. 23, 1997

JOYCE M. BARTL
Notary Public, DAKOTA Co., Minn.
My Commission Expires Sept. 23, 1997

EXHIBIT A TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Being a certain parcel of land located within the city limits of Goodlettsville, Davidson County, Tennessee; also being further described as Lots #1 & #2 of "RIVERGATE EXECUTIVE PARK" as recorded in Book 7900, Page 138, Register's Office for Davidson County, Tennessee (RODC, Tn); more particularly described according to a survey dated November 30, 1984 (last updated June 27, 1992), prepared by C. Michael Moran (PLS 970), 640 Tobylynn Court, Nashville, TN 37211-5927, as follows:

Beginning at an iron rod located at the back of a concrete sidewalk which is the westerly margin of Two Mile Pike; said iron rod being located approximately 122 feet northwesterly along the said margin of Two Mile Pike from the northerly margin of Glancy Street; said iron rod also being the most northwest corner of Lot #1 of the "ALLSTATE REALTY SUBDIVISION" as recorded in Book 4660, Page 105, RODC, Tn (current location of a Steak & Ale Restaurant);

Thence, leaving the said margin of Two Mile Pike and along the westerly boundary line of said Lot #1 of Allstate Realty Subdivision S 67°01'54" W - 324.03 feet to an iron rod;

Thence S 27°46'47" E - 171.47 feet to an iron rod situated in the aforementioned northerly margin of Glancy Street; said iron rod being located approximately 288 feet southwestwardly along the said margin of Glancy Street from the aforementioned westerly margin of Two Mile Pike;

Thence, along the said margin of Glancy Street S 62°13'40" W - 359.14 feet to an iron rod; said iron rod being the most northeast corner of "ECHO MEADOWS" as recorded in Book 2331, Page 64, RODC, Tn;

Thence, leaving the said margin of Glancy Street and along the boundary line of "ECHO MEADOWS" N 23°23'56" W - 255.50 feet to an old concrete monument;

Thence, N 47°30'44" E - 443.29 feet to a concrete monument;

Thence, N 66°54'58" E - 251.62 feet to an iron rod located at the back of the aforementioned sidewalk (westerly margin of Two Mile Pike);

Thence, with the said margin of Two Mile Pike S 22°58'24" E - 203.17 feet to the POINT OF BEGINNING.

Containing 3.91 Acres (170,237 square feet).

634520



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

RECEIVED OF _____

FOR _____

BOOK 8666 PAGE 562-A

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1550000.00
			CON TX	5735.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	5756.00
			CHECK	5756.00
07/01/92	01	14:39	0001	1900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24435

IDENTIF. REFERENCE

JUL 1 2 39 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 546702