Box 37
JVC

BOOK 8666 PAGE 611

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cornerstone Partners, L.P. 3833 Cleghorn Avenue, #401 Nashville, TN 37215 Attn: Thomas F. Corcoran	Map 93-6-1 Parcels 26 and 27	NEW OWNER

This instrument prepared by: Boult, Cummings, Conners & Berry (JRH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.**, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys to **CORNERSTONE PARTNERS, L.P.**, a Tennessee limited partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

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 prorated between the parties.

2. Deed of Trust of record in Book 6428, Page 628, Register's Office for Davidson County, Tennessee, as amended by Modification Agreements of record in Book 6495, page 275 and Book 7813, page 984 said Register's Office;

3. Collateral Assignment of Rents and Leases of record in Book 6428, Page 647, said Register's Office;

4. Assignment from the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County to Nashville City Bank and Trust Company of record in Book 6428, Page 664, said Register's Office;

5. UCC Financing Statement of record in Book 6428, Page 674, said Register's Office;

6. Financing Statement of record in Book 6428, Page 680, said Register's Office;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Thomas F. Corcoran
Affiant

Subscribed and sworn to before me this 30th day of June, 1992.

John R. Hughes
Notary Public
My Commission Expires: 11/22/95

7. Tennessee Conservation Easement of record in Book 6464, Page 425, said Register's Office;

8. UCC-3 of record in Book 6495, Page 285, said Register's Office;

9. Matters shown on Survey Number 8272-03, dated September 7, 1983 (revised November 6, 1984 and reinspected and updated June 30, 1992) originally prepared by Erly J. Thornton and updated by Wendell H. Talley of Barge, Waggoner, Sumner & Cannon; and

10. Lease dated February 1, 1992 by and between Dominion Asset Management in Tennessee, Inc. and the State of Tennessee of record in Book 8588, page 170, said Register's Office; and

11. Rights of parties in possession pursuant to written leases.

This is improved property, known as the Cornerstone Building, located at 530 Church Street, Nashville, Tennessee.

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

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of June, 1992.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.

By: _____
Frank E. Proffitt
~~Vice President~~

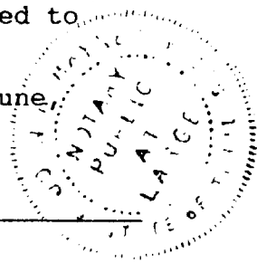
STATE OF TENNESSEE

BOOK 8666 PAGE 613

COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, Notary Public, Frank E. Proffitt, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is ~~Vice President~~ agent of DOMINION MANAGEMENT IN TENNESSEE, INC. a Tennessee corporation, and is authorized to execute this instrument on behalf of said association.

WITNESS my hand, at office, this 30th day of June, 1992.



John R. Haynes
Notary Public

My Commission Expires: 1/22/95

WP:JRHCPDEED

EXHIBIT "A"

A tract of land in the First Civil District of Davidson County, Tennessee, said tract being part of Lot 101 on the plan of original town of Nashville, not of record, and being more particularly described according to a survey dated September 7, 1983, as revised November 6, 1984, last revised June 30, 1992, prepared by Barge, Waggoner, Sumner & Cannon as follows:

Beginning at the intersection of the northerly margin of Church Street and the easterly margin of Sixth Avenue North;

Thence, with said easterly margin of Sixth Avenue North, N 36 degrees 53 minutes W, 134.38 feet to the centerline of a party wall;

Thence, with said centerline of party wall N 53 degrees 07 minutes E, 66.00 feet to a point;

Thence, S 36 degrees 53 minutes E, 54.00 feet to a point;

Thence, S 53 degrees 07 minutes W, 6.00 feet to a point;

Thence, S 36 degrees 53 minutes E, 80.38 feet to a point in the northerly margin of Church Street;

Thence, with said northerly margin of Church Street, S 53 degrees 07 minutes W, 60.00 feet to the point of beginning.

Containing 8,387 square feet or 0.1925 acre, more or less.

The above described property was conveyed to Sixth and Church Limited, a Tennessee limited partnership, by deed from Nashville Historic Developers, a Tennessee joint venture, of record in Book 6461, page 211, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dominion Asset Management in Tennessee, Inc., by deed from Roger G. Jones, Successor Trustee, of record in Book 8300, page 794, Register's Office for Davidson County, Tennessee, as re-recorded in Book 8322, page 398, Register's Office for Davidson County, Tennessee.

WP:COexhaDBMT

EXHIBIT "B"

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 6428, Page 628, Register's Office for Davidson County, Tennessee, as amended by Modification Agreements of record in Book 6495, page 275 and Book 7813, page 984 said Register's Office;

3. Collateral Assignment of Rents and Leases of record in Book 6428, Page 647, said Register's Office;

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5. UCC Financing Statement of record in Book 6428, Page 674, said Register's Office;

6. Financing Statement of record in Book 6428, Page 680, said Register's Office;

7. Tennessee Conservation Easement of record in Book 6464, Page 425, said Register's Office;

8. UCC-3 of record in Book 6495, Page 285, said Register's Office;

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11. Rights of parties in possession pursuant to written leases.

2444U

IDENTIF. REFERENCE

JUL 1 2 48 PM '92

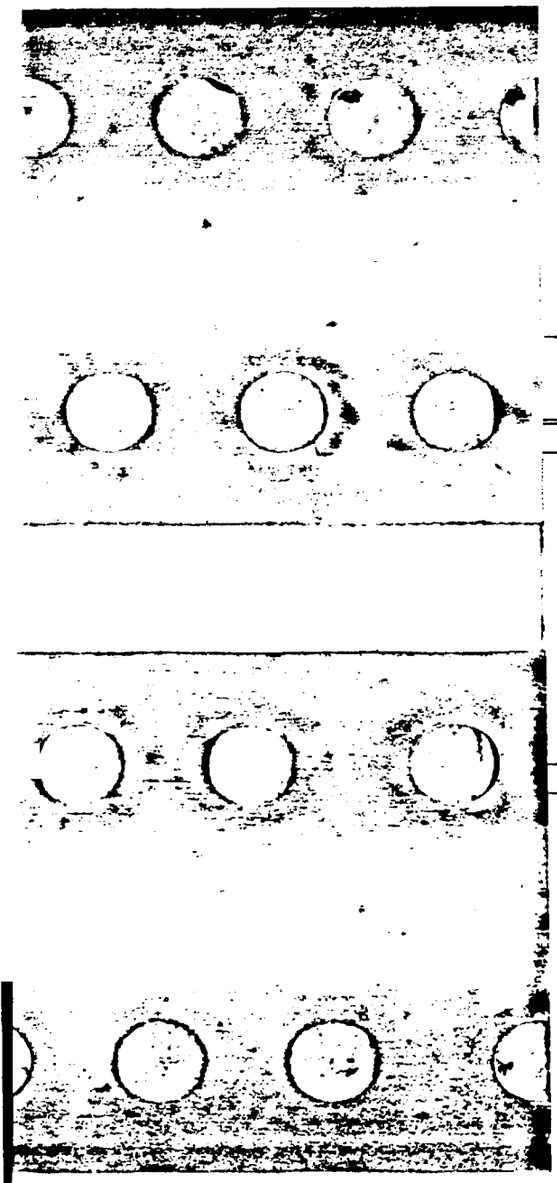
DAVIDSON COUNTY TN.

1905 07/01 0101 03CHECK 4646.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8666 PAGE 616

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	
				1250000.00
			CON TX	4625.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	4646.00
			CHECK	4646.00

07/01/92 01 14:48 0001 1905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24440

IDENTIF. TREFERENCE

JUL 1 2 48 PM 92

FEL[illegible] DAVIDSON COUNTY TN

No. 546707