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BOOK 8748 PAGE 797

FROM: 443 DONELSON PIKE, INC.

TO: LIONS CLUBS VOLUNTEER SERVICES, INC.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, NationsBank Plaza
414 Union Street
Nashville, Tennessee 37219-1777
Attn: C. Mark Carver

Address New Owner:

Lions Clubs Volunteer Services, Inc.
P.O. Box 429
150 Third Street
Lawrenceburg, TN 38464

Send Tax Bills To:

SAME

Map-Parcel No.

96-13-195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $2,500,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of October, 1992.

Notary Public

My Commission Expires: May 25, 1996

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, 443 DONELSON PIKE, INC., a Delaware corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto LIONS CLUBS VOLUNTEER SERVICES, INC., a Tennessee nonprofit corporation, hereinafter called the GRANTEE, its 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 BY THIS REFERENCE INCORPORATED 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 heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, 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 executed this Special Warranty Deed on the 1st day of October, 1992.

443 DONELSON PIKE, INC.,
a Delaware corporation

By _____
John H. Diserens
Its Vice President

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John H. Diserens, 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 of 443 Donelson Pike, Inc., the within named bargainor, a Delaware corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in San Francisco, California, this the 1st day of October, 1992.

OFFICIAL SEAL
MARION M. N. TOM
NOTARY PUBLIC
SAN FRANCISCO COUNTY, CALIFORNIA
My commission expires Dec. 15, 1992

_____
NOTARY PUBLIC

My Commission Expires: December 15, 1992

0320G

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Point Place Business Park, as of record in Plat Book 5200, page 481, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to 443 Donelson Pike, Inc., a Delaware corporation by deed from Point Place II, Ltd., a Tennessee limited partnership of record in Book 7015, page 550, said Register's Office.

Together with the nonexclusive easements for ingress and egress for vehicular and pedestrian traffic, an easement for walking upon and driving and parking vehicles upon, over and across all sidewalks, entrances, driveways and lanes and parking areas on Lot 1, Point Place Business Park as shown on the Plan of record in Book 5200, page 481, said Register's Office, for the purpose of drainage of surface water from the above-described property over and on Lot 1, Point Place Business Park, and for the purpose of maintaining, installing and repairing underground facilities serving the above-described property, created by Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 5998, page 424, said Register's Office.

Subject to the following permitted exceptions to title:

1. State and County taxes for subsequent years.

2. Declaration of Reciprocal Easements and Restrictive Covenants contained in an instrument of record in Book 5998, page 424, Register's Office for Davidson County, Tennessee.

3. Lease Agreement of record in Book 6512, page 62, Register's Office for Davidson County, Tennessee.

4. Lease Agreement of record in Book 6735, page 148, Register's Office for Davidson County, Tennessee.

5. All matters shown on that survey of Ragan-Smith-Murphy & Associates, Inc. dated September 25, 1992, Job No. 82-104.

5207.3

REFERENCE

92 OCT 5 PM 12:52

RECORDING FEE 9263.00 TOTAL 9263.00 CHECK

33665/CMC
CMF007-00000 10/5/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8748 PAGE 800

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
2500000.00
CON TX 9250.00
PRFEE 1.00
WDEED 12.00
TOTAL 9263.00
CHECK 9263.00

10/05/92 01 14:53 0001 7633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5207.3

REFERENCE

OCT 5 2 52 PM '92

DAVIDSON COUNTY, TN

No. 577169