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BOOK 8829 PAGE 916

#170375

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Studio Plus at Nashville Airport, Inc. 1999 Richmond Road, Suite Four Lexington, KY 40502	Same	Map No. 95 Parcel No. 34

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, PEOPLES FIRST NATIONAL BANK AND TRUST COMPANY OF PADUCAH, a national banking association ("Grantor") has bargained and sold, and by these presents does transfer and convey unto STUDIO PLUS AT NASHVILLE AIRPORT, INC., a Kentucky corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A hereto. Said property is conveyed subject to the matters described on Exhibit B hereto.

TO HAVE AND TO HOLD said real property together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining to Grantee, its successors and assigns, forever.

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

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

WITNESS our hands this 31st day of December, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PEOPLES FIRST NATIONAL BANK AND
TRUST COMPANY OF PADUCAH

By: _____
Title: _____

7-8812

IDENTIFICATION REFERENCE

DEC 31 3 12 PM '92

DAVIDSON COUNTY, TN

STATE OF Kentucky)

COUNTY OF McCracken)

Personally appeared before me, Sharon K Jackson, a Notary Public, Stephen B Knight, 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 President of PEOPLES FIRST NATIONAL BANK AND TRUST COMPANY OF PADUCAH, a national banking association, and is authorized by the association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 29th day of December, 1992.

Sharon K Jackson
Notary Public

My Commission Expires:
12/13/94

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $380,000.

Stephen B. Knight, Pres.
Affiant

Sworn to and subscribed before me this 29th day of December, 1992.

Sharon K Jackson
Notary Public

My Commission Expires:
AT LARGE 12/13/94

EXHIBIT A

Property Description

BEING Lot 1 on the Final Plat of the Resubdivision of Lots 1, 2 and 3, Section Five, Perimeter Place, as shown on plat of record in Plat Book 7900, Page 466, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Grantor by Deed of Record in Book 8221, page 412, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Restrictions shown on Plat of record in Book 6900, Page 525 of said Register's Office.

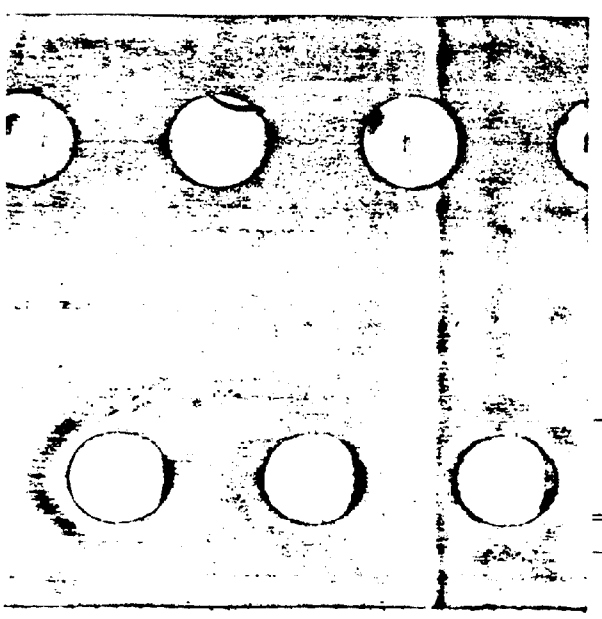
2. Easement(s) and Building setback(s) as shown on Plat of record in Book 6900, page 525 of said Register's Office.

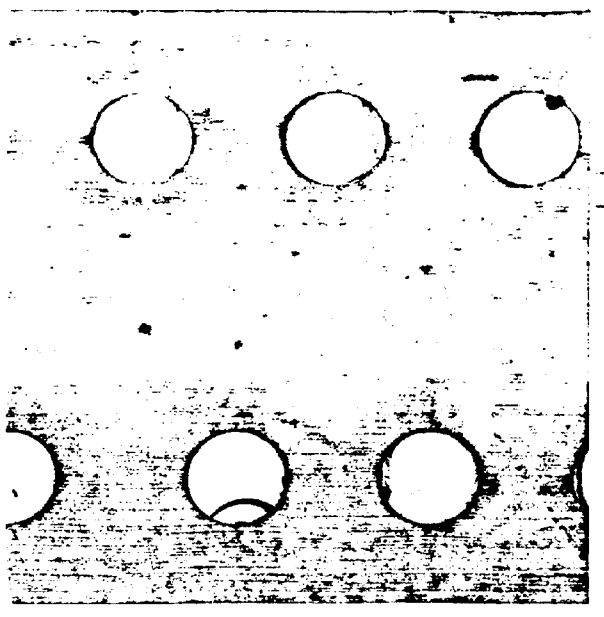
3. Sewer and Storm Drainage Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 4754, Page 529 of said Register's Office.

4. Drainage Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 4992, Page 396 of said Register's Office.

5. Restrictions shown on Plat of record in Book 7900, Page 466 of said Register's Office.

7401 12/31 0101 03CHECK 1423.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
			380000.00	
			CON TX	1406.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1423.00
			CHECK	1423.00
12/31/92	01		15:11 0001	7401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.8.1 2

IDENTIFICATION REFERENCE

DEC 31 3 12 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 606514