BOOK 8836 PAGE 520

PICK-UP

DAVIDSON COUNTY, TN
JAN 8 2 49 PM '93

IDENTIFI REFERENCE

81142

SPECIAL WARRANTY DEED

This instrument prepared by:
Wendy A. Strassner, Attorney-at-Law
Long, Aldridge & Norman
1500 Marquis Two Tower
285 Peachtree Center Avenue, N.E.
Atlanta, Georgia 30303-1257
(404) 527-4000

Map: ~~162~~
P/O: 59
Field Book: 05DU 34691

FROM:	BA PROPERTIES, INC., a Delaware corporation
TO:	EMANUEL SCHATTEN, an individual resident of Tennessee
Address of New Owner:	Emanuel Schatten c/o Schatten Properties 1617 Hayes Street Nashville, TN 37203
Address for entity responsible for payment of Real Property Taxes:	Emanuel Schatten c/o Schatten Properties 1617 Hayes Street Nashville, TN 37203

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me this 8th day of January, 1993.

Notary Public

My Commission Expires:

[NOTARY SEAL]

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JAN 19 93.

Deputy Register

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 8th day of January, in the year One Thousand Nine Hundred Ninety Three, between

BA PROPERTIES, INC.,
a Delaware corporation,
a successor to Sectras Corporation by merger,

as party of the first part (hereinafter referred to as "Grantor"), and

EMANUEL SCHATTEN,
an individual resident of the
State of Tennessee,

as party of the second part (hereinafter referred to as "Grantee"). The words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits.

W I T N E S S E T H:

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in the Second Civil District of Nashville, Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

This conveyance is made subject to those certain matters described on **Exhibit "B"** attached hereto and made a part hereof.

Grantor is a corporation organized and existing under the laws of the State of Delaware and this deed is being executed by said corporation by and through its duly authorized officer.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE.**

AND THE SAID GRANTOR, for itself and for its successors,

AND THE SAID GRANTOR, for itself and for its successors, successors-in-title, heirs and assigns, does hereby warrant, covenant and agree to and with the said Grantee and its successors, successors-in-title, heirs and assigns that Grantor is lawfully seized and possessed of the aforesaid property; and that Grantor has not encumbered the aforesaid property except as specifically set forth in Exhibit "B" attached hereto and made a part hereof. And the said Grantor does further covenant and bind itself and its successors, successors-in-title and assigns, to warrant and forever defend the right and title to the above-described real property unto Grantee, its successors, successors-in-title and assigns, against the claims of all persons whomever claiming by, through or under Grantor, but not otherwise.

The real property described hereinabove is unimproved property which fronts on Tusculum Road approximately 530 feet west of the intersection of Tusculum Road with Blue Hole Road.

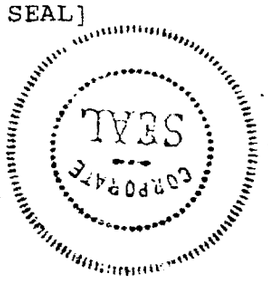
IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

BA PROPERTIES, INC., a Delaware corporation, a successor to Sectras Corporation by merger

By: _____
Title:

Attest: James Ryan
Title: Vice President

[CORPORATE SEAL]



1030.108/133515

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, a notary public in the above State and County, duly commissioned and qualified, personally appeared DONALD D. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she holds the office of VICE PRESIDENT of **BA PROPERTIES, INC.,** a Delaware corporation, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as said officer.

WITNESS my hand, at office, this 15th day of December, 1992.

(OFFICIAL SEAL)
BARBARA A. PIAZZA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Aug. 11, 1993

Barbara A. Piazza
Notary Public
My commission expires: 8/11/93

[NOTARY SEAL]

1030.108/133515

Exhibit "A" BOOK 8836 PAGE 524

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, fronting on Tusculum Road and located approximately 530 feet West of the intersection of Tusculum Road with Blue Hole Road and being more particularly described as follows:

To find the point of beginning, begin at the Northeast corner of the Antioch United Methodist Church, as of record in Deed Book 5560, Page 477, R.O.D.C., said point also located in the South right-of-way margin of Tusculum Road;

Thence, with said South margin and a curve to the right having a central angle of 01°33'45", a radius of 1,402.40 feet, and a curve distance of 38.24 feet to a point;

Thence, S 81°48'52" E, 243.38 feet to the point of beginning;

Thence, continuing with said South right-of-way margin, S 81°48'52" E, 75.00 feet to a point;

Thence, leaving said South margin and with a new line, S 8°11'08" W, 300.00 feet to a point;

Thence, S 60°54'09" E, 84.21 feet to a point;

Thence, S 6°34'34" E, 50.74 feet to a point;

Thence, S 67°12'31" W, 118.57 feet to a point;

Thence, with a curve to the right having a central angle of 12°25'31", a radius of 459.31 feet, and a curve distance of 99.61 feet to a point;

Thence, S 79°38'02" W, 118.61 feet to a point;

Thence, with a curve to the right having a central angle of 11°01'04", a radius of 414.74 feet, and a curve distance of 79.75 feet to a point;

Thence, S 89°20'54" W, 30.00 feet to a point;

Thence, S 0°39'06" W, 32.00 feet to a point;

Thence, with a curve to the left having a central angle of 23°17'59", a radius of 242.51 feet, and a curve distance of 98.62 feet to a point;

Thence, S 22°38'53" E, 144.00 feet to a point;

Thence, S 67°21'07" W, 81.73 feet to a point;

Thence, with a curve to the left having a central angle of 37°52'05", a radius of 145.76 feet, and a curve distance of 96.33 feet to a point;

Thence, S 29°29'02" W, 134.76 feet to a point;

Thence, with a curve to the right having a central angle of 11°05'02", a radius of 332.51 feet, and a curve distance of 64.32 feet to a point;

Thence, S 40°29'56" E, 28.17 feet to a point;

Thence, S 33°37'54" W, 110.00 feet to a point;

Thence, S 34°15'28" E, 297.23 feet to a point;

Thence, S 0°00'00" E, 92.73 feet to a point, said point being in the North property line of the James I. Vance Berry, Trustee Property as of record in Deed Book 4322, page 268, R.O.D.C.;

Thence, with Berry's North property line, N 87°26'07" W, 489.39 feet to a point, said point being Berry's Northwest corner and also being a point in the East property line of the Interchange Development Company Property as of record in Deed Book 4981, page 268, R.O.D.C.;

Thence, with the Interchange Development Company's East property line, N 18°32'34" E, passing through a point being the Northeast corner of the said Interchange Development Company and the Southeast corner of the said Antioch United Methodist Church Property;

Thence, continuing with said Church's East property line, a total distance of 1,406.00 feet to a point;

Thence, N 39°20'00" E, 42.82 feet to a point;

Thence, leaving said Church's East line and with a new line, S 81°48'52" E, 365.92 feet to a point

Thence, N 8°11'08" E, 140.00 feet to the point of beginning;

Containing 11.44 acres, (498,556.03 square feet), more or less.

The foregoing tract of land is the same as the property conveyed to Sectras Corporation, a Delaware corporation, by deed from Barnett-Range Corporation, a California corporation, of record in Book 8347, page 782, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

TITLE ENCUMBRANCES

1. Taxes for 1993 and subsequent years not yet due and payable.

2. Storm Water Detention Agreement by and between Barnett-Range Corporation and The Metropolitan Government of Nashville and Davidson County, of record in Book 6441, page 659, Register's Office for Davidson County, Tennessee.

3. Reciprocal Easement Agreement and Restrictive Covenants of record in Book 6441, page 665 and Book 6442, page 567, said Register's Office.

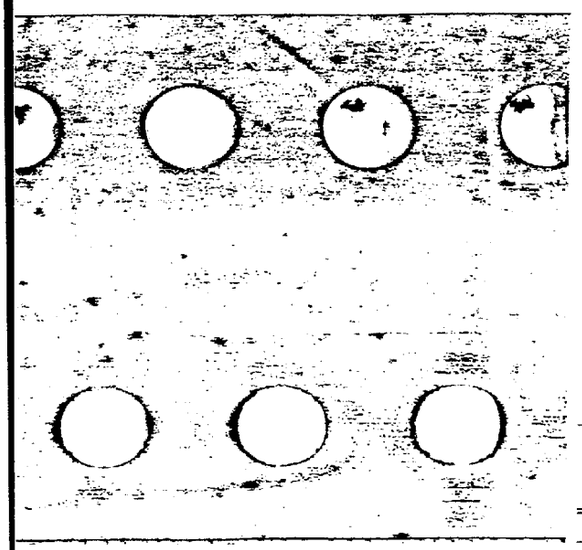
4. Deed of conveyance for the construction of sanitary sewers to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7121, page 310, said Register's Office.

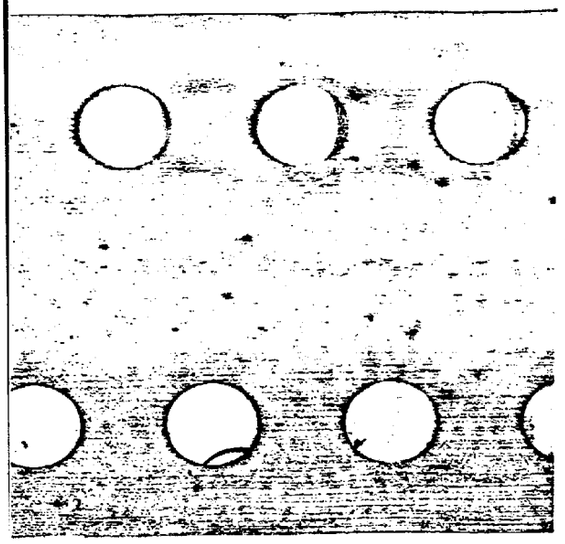
5. Deed of conveyance for the construction of water main to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7121, page 313, said Register's Office.

6. All matters as shown on the Plans of record in Book 6250, page 227, as amended in Book 6613, page 686, said Register's Office.

4203 01/08 0101 03CHECK 395.00

1030.108/133515





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

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 526

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 24.00
TOTAL 395.00
CHECK 395.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/08/93 01:47:00 001 4203

8 1 1 4 2

IDENTIFICATION REFERENCE

JAN 8 2 49 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 608996