Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
800 Broadway 230 Talbott Tower Dayton, Ohio 15402	Map 175 Parcel 184	Same as new owner
This instrument prepared by Waller Lansden Dortch & Davis(JRC) 2100 Nashville City Center, Nashville, Tennessee 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, LAVERGNE PARTNERS, LTD., L.P., a Florida limited partnership, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to 800 BROADWAY, an Ohio general partnership, (the "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 reference (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on Exhibit B attached hereto and incorporated herein by reference.

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

Grantor covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf as of the 21st day of January, 1993.

LaVERGNE PARTNERS, LTD., L.P.
a Florida limited partnership

by: LDP, INC., a Florida corporation,
the sole general partner of LaVergne Partners, Ltd., L.P.

by: _____
W. Radford Lovett, II
its President

ATTEST:

_____
Robert R. Kreis
Secretary

8531.5

IDENTIFICATION REFERENCE

JAN 22 10 58 AM '93

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

100322FF
16014812

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, DELORIS W. POPE of the state and county mentioned, personally appeared W. Radford Lovett, II and Robert R. Kreis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of LDP, Inc., the sole general partner of LaVergne Partners, Ltd., L.P., the within named bargainor, a limited partnership, and that they as such President and Secretary, respectively, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as President and Secretary, respectively, of LDP, Inc.

Witness my hand and seal, at office in JACKSONVILLE, this 15th day of January, 1993.

Deloris W. Pope
NOTARY PUBLIC

My commission expires: NOTARY PUBLIC STATE OF FLORIDA
DELORIS H. POPE
My Comm Exp. 6/14/96
Bonded By Service Ins
No. CC206992
[X] Personally Known [ ] Other I.D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,742,488.09

James R. Chrulis, III
AFFIANT

Subscribed and sworn to before me this 21st day of January, 1993.

Marilyn L Clanton
NOTARY PUBLIC

My commission Expires: My Commission Expires SEPT. 16, 1995

NOTARY PUBLIC CLANTON DAVIDSON COUNTY TENNESSEE

100322FF
18012712

EXHIBIT A

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located north of the terminus of J. P. Hennessey Drive, south of the CSX Transportation Railroad and west of Hurricane Creek, and being more particularly described as follows:

Beginning at a point at the terminus of the easterly margin of J. P. Hennessey Drive, said point being northerly 1,939.08 feet from the northerly margin of Corporate Place, as extended;

Thence, leaving said margin with the terminus of said drive and a portion of the northerly line of Lot No. 1 as shown on the Plan of Section 14, Interchange City Industrial Park, of record in Book 4675, page 98, R.O.D.C., North 84 deg. 13 min. 51 sec. West 685.83 feet to a point;

Thence, leaving said line, North 05 deg. 46 min. 35 sec. East 805.66 feet to a point;

Thence, North 48 deg. 35 min. 28 sec. East 123.00 feet to a point;

Thence, North 76 deg. 15 min. 50 sec. East 223.48 feet to a painted cross on a rock in the southerly margin of the CSX Transportation Railroad;

Thence, with said margin South 73 deg. 59 min. 25 sec. East, 2,229.98 feet to a point;

Thence, leaving said margin, South 05 deg. 29 min. 48 sec. West 110.00 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline with a severance line the following calls:

South 60 deg. 11 min. 47 sec. West 89.29 feet to a point;

South 51 deg. 15 min. 38 sec. West 337.18 feet to a point;

South 43 deg. 06 min. 43 sec. West 221.04 feet to a point;

Thence, leaving said centerline, North 84 deg. 13 min. 51 sec. West 1,356.35 feet to the point of beginning, containing 1,848,463 square feet, or 42.43 acres, more or less.

Being the same property conveyed to LaVergne Partners, Ltd., L.P., a Florida limited partnership, by deed from LDP, Inc., a Florida corporation, of record in Book 8343, page 416, Register's Office for Davidson County, Tennessee.

Wendell H. Talley, Sr., Tennessee license no. 785, 162 Third Avenue North, Nashville, Tennessee 37201, prepared the boundary survey from which the foregoing legal description was in turn prepared.

This is improved property known as J.P. Hennesseey Drive, LaVergne, Tennessee.

JRC
16015412

EXHIBIT B

1. Taxes for 1992, a lien not yet delinquent.

2. Taxes for 1993, a lien not yet due and payable.

3. Deed of Trust, Assignment of Rents and Security Agreement executed by LaVergne Partners, Ltd., L.P., to J. Michael Ivens, Trustee, dated March 20, 1992, in favor of MetLife Capital Corporation, of record in Book 8585, page 571, Register's Office for Davidson County, Tennessee.

4. Assignment of Rents and Leases from LaVergne Partners, Ltd., L.P., a Florida limited partnership, to MetLife Capital Corporation, of record in Book 8585, page 605, said Register's Office.

5. UCC-1 Financing Statement naming MetLife Capital Corporation as Secured Party, of record in Book 8585, page 926, said Register's Office.

6. Easements for an existing railroad lead track granted to the Firestone Tire & Rubber Company by McDowell Development Corporation and The University of Tennessee on April 27, 1972, and recorded in Book 4626, page 224, said Register's Office, and as depicted on survey referenced below.

7. An easement for the trunk line of an existing sewer located between the railroad lead track and Hurricane Creek, said easement extending for 10 feet on either side of said sewer line, and being of record in Book 4699, page 585, said Register's Office.

8. An easement for an existing power line granted by instrument of record in Book 4641, page 304, said Register's Office.

9. An easement for the flow of Hurricane Creek.

10. Confirmation of Easements Rights between Whirlpool Corporation and The University of Tennessee of record in Book 7781, page 988, said Register's Office, and as depicted on survey referenced below.

11. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7887, page 207, said Register's Office.

12. Memorandum of Lease between LDP, Inc. and Whirlpool Corporation of record in Book 8343, page 413, said Register's Office.

13. Subordination, Non-Disturbance and Attornment Agreement executed between MetLife Capital Corporation, and Whirlpool Corporation, of record in Book 8588, page 468, said Register's Office.

14. Survey dated February 5, 1992, and updated to December 24, 1992, by Barge, Waggoner, Sumner and Cannon, file no. 12347-02, reflects the following matters in addition to the recorded matters previously referenced:

    (a) Railroad charter right-of-way along the northerly line of said lot;

    (b) A 20-foot sanitary sewer easement along the southerly line of said lot and across the easterly portion of lot;

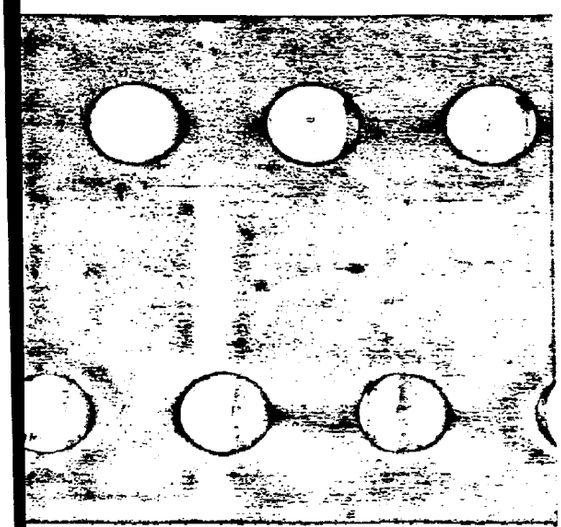
    (c) A fence encroaching the westerly line of said lot;

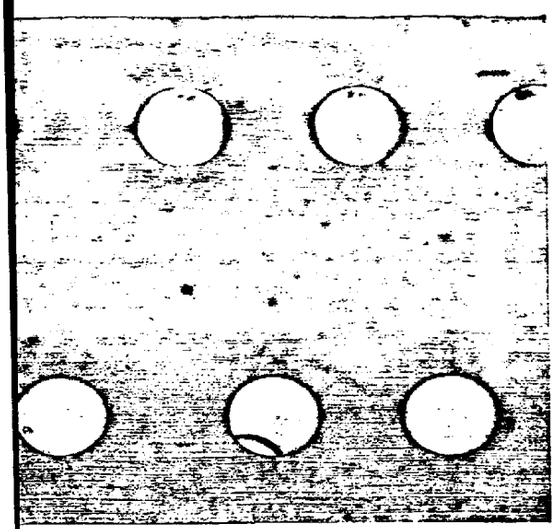
(d) Drainage ditch along the southerly line of lot;

(e) Hurricane Creek along the easterly line of lot; and

(f) Electric power lines and poles along the southerly and easterly portions of lot.

3852 11/22 0101 03CHECK 39768.25





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

RECEIVED OF _____

FOR _____

BOOK 8846 PAGE 425

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. 10,942,488.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.3.1.5.

IDENTIFICATION REFERENCE

JAN 22 10 50 AM 93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CON TX	39747.25
TAXFEE	1.00
WDEED	20.00
TOTAL	39768.25
CHECK	39768.25

22/93 01 10:57 0001 8852

No. 613582