This instrument prepared by:
John H. Roe, Jr., Esq.
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Box 62

BOOK 8871 PAGE 547

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Woodmont Centre, Inc. c/o Sherrard & Roe 424 Church Street, Ste 2000 Nashville, TN 37219 Attention: John H. Roe, Jr.	Same	Map 92-15, Parcel 45

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Parkview Partners, A Limited Partnership, a Minnesota limited partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Woodmont Centre, Inc., a Delaware corporation (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs, successors, and assigns, certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

This is improved property known as the Parkview Towers, 210 25th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, except those claiming under the matters described on Exhibit "B" attached hereto and incorporated herein by this reference, but not otherwise or against any other persons.

9 4 1 7 1 5

IDENTIFICATION REFERENCE

FEB 23 11 55 AM '93

DAVIDSON COUNTY

6263 02/23 0101 03CHECK 16745.00

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Managing General Partner, as of the 23rd day of February, 1993.

NASHVILLE PARKVIEW PARTNERS,
A LIMITED PARTNERSHIP

By: Dain Properties, Inc., its
Managing General Partner

By: Joel D. Kaul
Joel D. Kaul, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Joel D. Kaul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he is the Vice President of Dain Properties, Inc., the Managing General Partner in Nashville Parkview Partners, A Limited Partnership, a Minnesota limited partnership, the within named bargainor, and that he being authorized by the Managing General Partner and the limited partnership agreement so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as the Vice President of its Managing General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of February, 1993.

Rita McQuerry
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
1-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for or value of the property (whichever is greater) is $4,520,000.00.

WOODMONT CENTRE, INC.

By: John H. Roe, Jr.
John H. Roe, Jr., President

Sworn to and subscribed before me
this 23 day of February 1993.

Rita McQuerry
NOTARY PUBLIC

RITA McQUERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-25-97

EXHIBIT "A"

Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 as shown on the Parkview Towers Subdivision, of record in Book 4715, Page 92, Register's Office for Davidson County, Tennessee, located between 25th Avenue, North, and Reidhurst Avenue at Alley No. 924-1/2 and being more particularly described as follows:

Beginning at a point on the westerly margin of Reidhurst Avenue, said point being 120.0 ft. south of the southerly margin of Brandau Place;

Thence, in a southerly direction with said margin of Reidhurst Avenue, S 32° 00' E, 265.13 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 23.58 ft. to a point in the northerly margin of Alley No. 924-1/2, said curve having a radius of 15.00 ft. and a central angle of 90° 04';

Thence, in a westerly direction with said northerly margin of Alley No. 924-1/2, S 58° 04' W, 241.96 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 31.44 ft. to a point in the easterly margin of 25th Avenue, North, said curve having a radius of 20.00 ft. and a central angle of 90° 04';

Thence, in a northerly direction with said easterly margin of 25th Avenue, North, N 31° 52' W, 98.00 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 31.39 ft. to a point in the southerly margin of an alley, said curve having a radius of 20.00 ft. and a central angle of 89° 56';

Thence, in an easterly direction with said southerly margin, N. 58° 04' E, 89.18 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 17.68 ft. to a point, said curve having a radius of 25.00 ft. and a central angle of 40° 32';

Thence, with a curve to the left 56.98 ft. to a point in the easterly margin of Alley No. 923, said curve having a radius of 25.00 ft. and a central angle of 130° 36';

Thence, in a northerly direction with said easterly margin N 32° 00' W, 129.12 ft. to a point, said point being 120.00 ft. south of the southerly margin of Brandau Place;

Thence, in an easterly direction N 58° 04' E, 110.00 ft. to the westerly margin of Reidhurst Avenue, the point of beginning;

Containing 1.22 acres, more or less.

Being the property conveyed to Nashville Parkview Partners, A Limited Partnership, by deed from Parkview Towers, Inc., et al., of record in Book 5880, page 751, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1993 and subsequent years.

2. Applicable zoning and building regulations and permits.

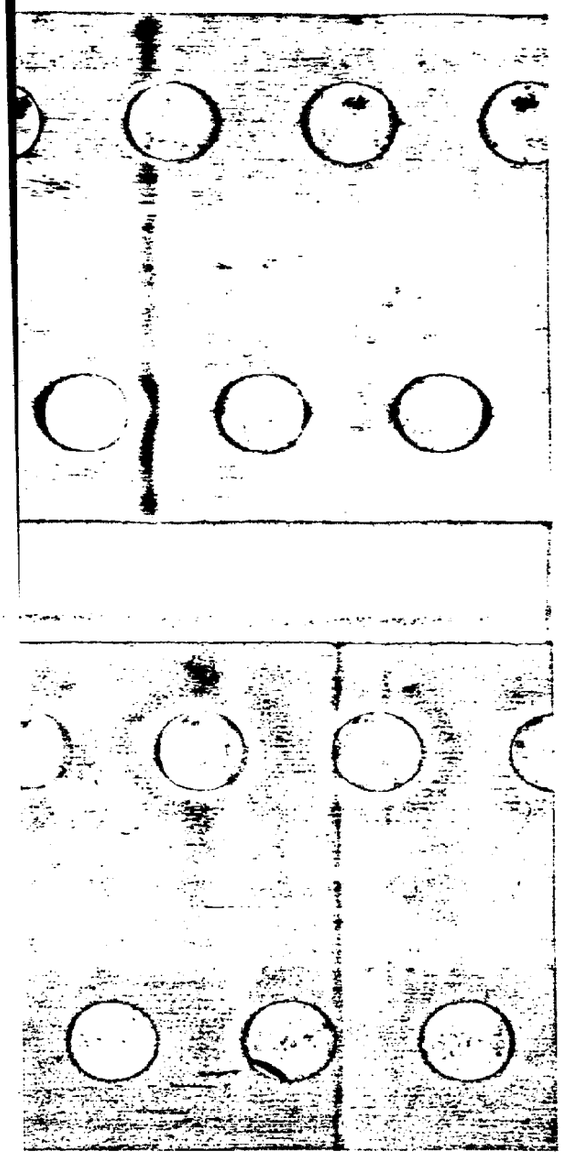
3. Matters, including but not limited to special use permits, building lines, conditions of Owner's Certificate, and certain notes, all as shown and depicted on a final plat of Parkview Towers prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated April 23, 1974, of record in Plat Book 4715, page 92, Register's Office for Davidson County, Tennessee.

4. Easements and other terms with respect to the construction and maintenance of existing or future utilities within that portion of Alley No. 923 which was closed by Metropolitan County Council Bill No. 73-746.

5. Matters shown on Survey prepared by Barge, Waggoner, Sumner and Cannon, dated October 6, 1992, including but not limited to a 0.4 foot encroachment of a wall onto adjoining alley.

6. Easement granted by Parkview Towers, Inc. of record in Book 5310, page 194, said Register's Office.

7. Rights of tenants in possession under unrecorded leases, as tenants only.



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

RECEIVED OF _____

FOR _____

BOOK 8871 PAGE 552

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 4520000.00
CON TX 16724.00
PRFEE 1.00
WDEED 20.00
TOTAL 16745.00
CHECK 16745.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/93 01 11:54 0001 6263

9 4 7 1.5

IDENTIFI REFERENCE

FEB 23 11 55 AM '93

FELIX Z. WILSON II
DAVIDSON COUNTY, TN

No. 623983