SPECIAL WARRANTY DEED

BOOK 8881 PAGE 516

FROM: DOGWOOD INVESTMENTS B.V., Grantor

TO: PALT PARTNERS, Grantee

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Palt Partners

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

Map 163
Parcel 336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of March, 1993.

Notary Public

My Commission Expires: 9-25-93

FOR AND IN CONSIDERATION OF the sum of Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00), the receipt and sufficiency of which are hereby acknowledged, DOGWOOD INVESTMENTS, B.V., a Netherlands corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto PALT PARTNERS, a Tennessee general partnership, Grantee, its successors and assigns, a certain tract or parcel of land in the First Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 2 on the Resubdivision of Lot F-2 of the Second Revision Section Two of Hickory Hollow Mall, a plat of which is of record in Book 6900, page 988, Register's Office for Davidson County, Tennessee, to

which plat reference is hereby made for a more complete description.

Being the same property conveyed to SBA Finance, B.V., N/K/A Dogwood Investments B.V., a Netherlands corporation, by deed of record in Book 8139, page 992, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed and is the same as that contained in the survey prepared by Roger H. Fuqua, Tennessee No. 502, of Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee, on January 6, 1993.

This is improved property, known as 941 Bell Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants contained in instruments of record in Book 5125, page 769; Book 5189, page 947, Book 5337, page 933; Book 5441, page 968; Book 5792, page 491; Book 5951, page 26; Book 6011, page 163, and Book 6095, page 948, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 6900, page 988, said Register's Office.

4. All matters shown on the Boundary Survey of Resubdivision of Lot F-2 Second Revision Section Two - Hickory Hollow Mall prepared by Ragan-Smith-Murphy and Associates, Inc., dated January 6, 1993 (Job No. 89-078).

5. Memorandum of Lease by and between Apple Music City, Inc., a Tennessee corporation (Lessor) and Third National Bank in Nashville (Lessee) dated March 19, 1990, of record in Book 8071, page 589, said Register's Office, as amended in Book 8148, page 1, said Register's Office.

6. Easement shown on the plan of record in Book 5050, page 25, said Register's Office.

7. Easement of record in Book 8068, page 38, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness its hand this _____ day of _____, 1993.

DOGWOOD INVESTMENTS B.V., a
Netherlands corporation

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared Jaques Mebius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of DOGWOOD INVESTMENTS B.V., the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and seal, at Office in Nashville, this 1st day of _____, 1993.

_____
Notary Public

My Commission Expires: 9-25-93

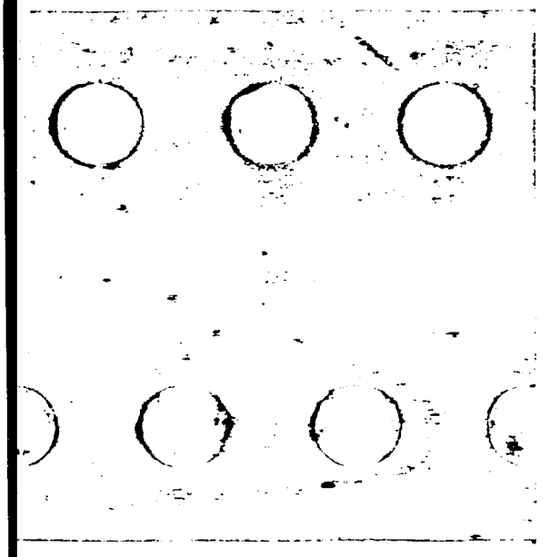
97986

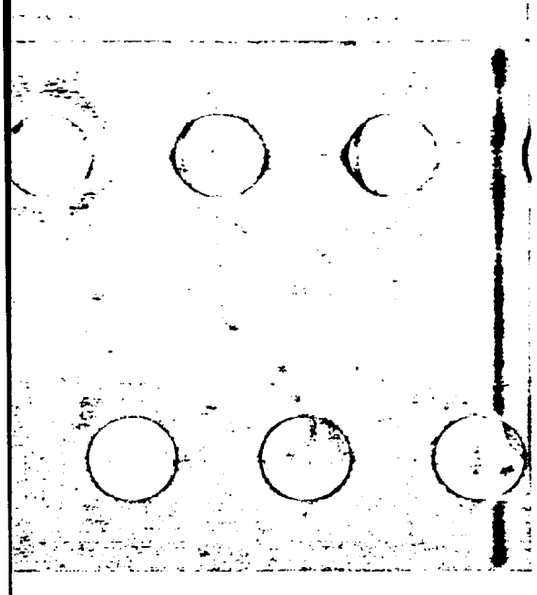
IDENTITY REFERENCE

MAR 5 12 53 PM '93

DAVIDSON COUNTY TN

RECEIVED FOR RECORD 03/05/93 10:01 CHECK 2048.00





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	
				550000.00
			CON TX	2035.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2048.00
			CHECK	2048.00
03/05/93		01	12:52 0001	9863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97986

IDENTIFICATION REFERENCE

MAR 5 12 53 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 627425