THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:

ANITA I. LOTZ
McDONNELL BOYD
1200 UNION PLANTERS BANK BLDG.
67 MADISON AVENUE, 12TH FLOOR
MEMPHIS, TENNESSEE 38103

3673 05/28 0101 03CHECK 4449.00

BOOK 8964 PAGE 16

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of May, 1993, by and between UNION PLANTERS NATIONAL BANK, a national banking association, (herein "Grantor"), and TROUSDALE BUSINESS CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership, (herein "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 2, Dorothy R. Norton Property, as shown on plat recorded in Plat Book 6250, page 273 in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod on the westerly margin of Trousdale Drive, said iron rod being the northeasterly corner of Lot 248 as shown on the plat of Crieve Hall Estates, Section Three, recorded in Book 2133, page 59, in the Register's Office of Davidson County, Tennessee, said iron rod also being the southeasterly corner of the property described herein; thence North 89 degrees 38' 25" West, 394.88 feet to a concrete monument; thence North 89 degrees 33' 32" West, 41.88 feet to an iron rod; thence North 10 degrees 27' 49" East, 441.80 feet to a point; thence South 79 degrees 13' 38" East, 430.00 feet to a point on the westerly margin of Trousdale Drive; thence with said drive South 10 degrees 27' 49" West, 362.92 feet to the point of beginning, containing 3.97 acres, more or less.

This is the same property conveyed to Grantor by Deed recorded in Book 8882, page 237 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise; and that the same is unencumbered, except for the lien of 1993 metropolitan taxes; covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title as set forth in instrument recorded in Book 6520, page 828 and as amended by instrument recorded in Book 6625, page 506, both in the Register's Office of Davidson County, Tennessee; easements recorded in Book 8002, page 65 in said Register's Office; right-of-way easements recorded in Book 3286, page 449 and in Book 3286, page 453 in said Register's Office.

The words Grantor and Grantee as used herein shall mean "Grantors" and Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

UNION PLANTERS NATIONAL BANK

By: _____

THOMAS L. MOORE
Senior Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County personally appeared THOMAS L. MOORE, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be the Senior Vice President of Union Planters National Bank, the within named bargainor, a national banking association, and that he as such officer, executed the foregoing instrument for the purposes therein contained by subscribing the name of the corporation by himself as such officer.

WITNESS my hand and Notarial Seal at office this 25th day of May, 1993.

_____
Notary Public

My commission expires
November 4 1996

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 27th day of May, 1993.

_____
Notary Public

My commission expires
5/24/97

Property Address: 4825 Trousdale Drive

Tax Parcel Nos. 146-8-196 and 199

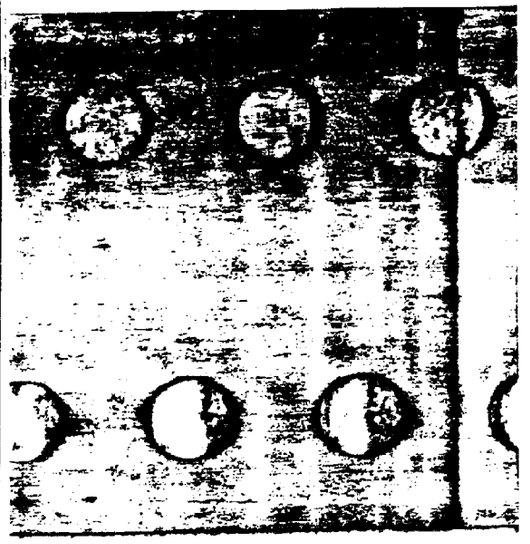
Mail tax bills to: Trousdale Business Center Limited Partnership
3030 Sidco Drive
Nashville, TN 37204

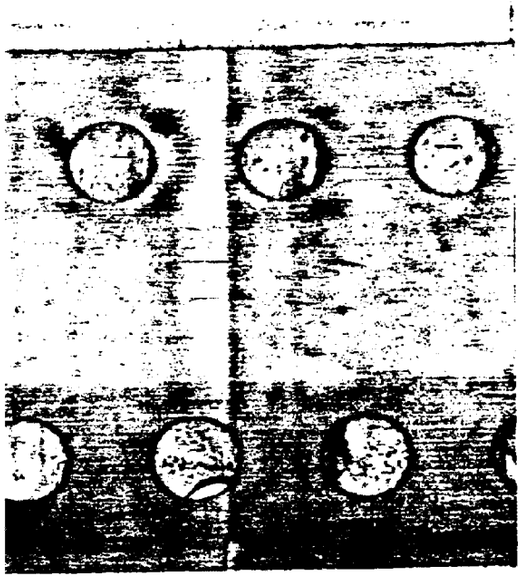
24690

IDENTIFICATION REFERENCE

MAY 28 4 01 PM '93

JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8964 PAGE 18

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 1200000.00
CON TX 4440.00
PRFEE 1.00
WDEED 8.00
TOTAL 4449.00
CHECK 4449.00

05/28/93 01 16:01 0001 8673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24690

IDENTIFICATION REFERENCE

MAY 28 4 01 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 656683