Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
CPC-8 to 5, L.P. 650 Wedgewood Avenue Nashville, TN 37203	New Owner	Map 93-14 Parcel 479
This instrument prepared by: Boult, Cummings, Conners & Berry (CGF) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, The United Methodist Publishing House, formerly known as The Board of Publication of the Methodist Church ("Grantor"), has bargained and sold, and hereby transfers and conveys to CPC-8 to 5, L.P. ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

48942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,212,500.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 1993.

Notary Public
My Commission Expires: 3/26/94

2. All matters on the Plan at S Book, page 279, K Book, page 396 and S Book, page 319, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 5 day of August, 1993.

THE UNITED METHODIST PUBLISHING HOUSE

By: Larry J. Kaa

Its: VP Finance & Admin.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry J. Kaa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of The United Methodist Publishing House, the within named bargainor, an Illinois corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of August, 1993.

Shirley D. Kale
NOTARY PUBLIC

My Commission Expires: 3/26/94

This is improved property, known as 825 Sixth Avenue South, Nashville, Tennessee.

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 135, 136 and part of Lot No. 137 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, and Lots Nos. 361 to 366, inclusive on the Plan of Ewing, Wetmore and Others' Addition to South Nashville, as of record in Book 14, pages 202 and 203, said Register's Office, described together according to a survey made by Hal R. Swann, Jr., Surveyor, April 11, 1964, as follows:

BEGINNING at the southwest corner of 6th Avenue South and Ash Street; thence with the westerly margin of 6th Avenue South, southwardly 486.3 feet to the northerly margin of Mulberry Street; thence with said Street, westwardly 210 feet to the easterly margin of an alley; thence with said alley, northwardly 485.3 feet to the southe margin of Ash Street; thence with said Street, eastwardly 210 feet to the beginning.

TRACT 2: APPURTENANT EASEMENT:

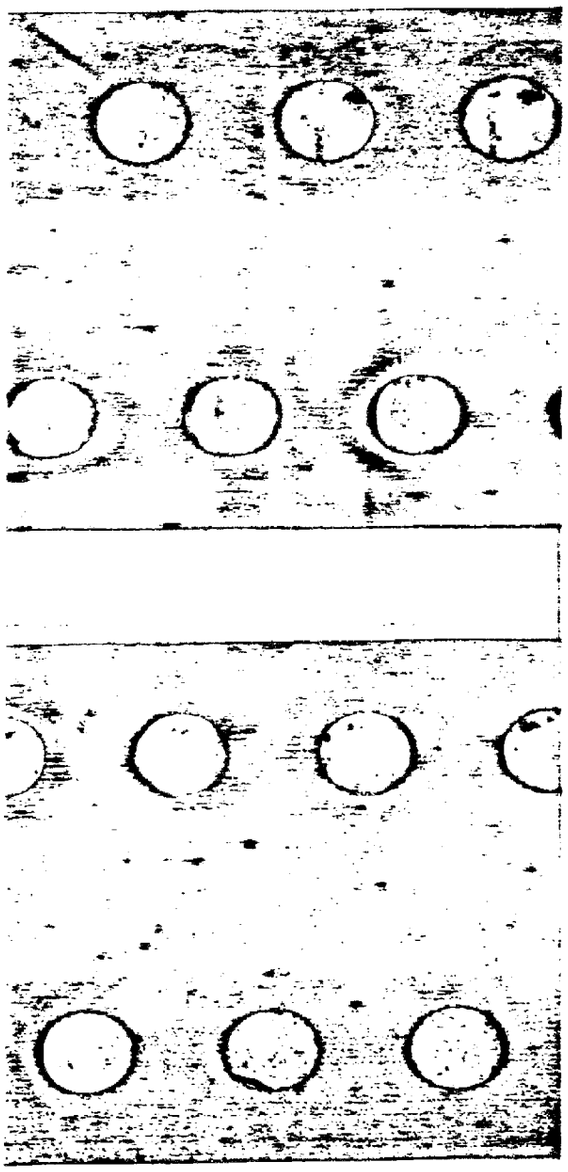
An easement for a railroad spur track as described and set out in an instrument of record in Book 3787, page 339, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point 129 feet, more or less, south of the south line of Ash Street and the west line of an alley; thence, westwardly at right angles to the west line of said alley, 8 feet north of and parallel with the center line of track 334-A, a distance of 130.5 feet more or less, to a point; thence northwardly at right angles a distance of 1.7 feet to a point; thence westwardly along a curved line having a radius of 276.98 feet, 9.7 feet north of and parallel with the center line of track 334, a distance of 82 feet, more or less, to the east line of Vine Street; thence, southerly with said east line of Vine Street, a distance of 19.75 feet, more or less, to a point 9.7 feet south of the center line of track 334, if measur at right angles; thence eastward along a curved line having a radius of 295.98 feet, 9.7 feet south of and parallel with the center line of track 334, a distance of 82 feet, more or less, to a point; thence, northwardly 0.7 feet to a point 9 feet south of the centerline of track 334; thence eastwardly 9 feet south of and parallel with the center line of track 334, a distance of 105 feet, more or less, to a point; thence southerly a distance of 0.5 feet to a point 9.5 feet south of the center line of track 334; thence, eastwardly along a curved line having a radius of 318.31 feet, 9.5 feet south of the center line of track 334, a distance of 27 feet, more or less, to a point in the west line of an alley; thence,northwardly with said west line of an alley, a distance of 34.8 feet, more or less, to the point of beginning.

Being the same property conveyed to Board of Publication of the Methodist Church, Inc. by deed from James I. Vance Berry, Trustee of record in Book 5269, page 163, Register's Office of Davidson County, Tennessee.

The foregoing legal description is the same as contained in the prior deed of record.

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9038 PAGE 596

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
			CHMT	
				1212500.00
			CON TX	4486.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	4499.25
			CHECK	4499.25

[illegible] 01 12:36 0001 6418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48942
IDENTIFICATION REFERENCE

93 AUG -5 PM 12:36

DAVIDSON CO. TN.

No. 682798