This Instrument Prepared By:
George E. Mudter, Jr., Esq.
TRABUE, STURDIVANT & DeWITT
25th Floor, 511 Union Street
Nashville, Tennessee 37219

BOOK 9043 PAGE 70

Address New Owner(s):
J & G Realty Associates
27 North Woodland Street
Englewood, NJ 07631

Send Tax Bills to:
New Owner

Map: 93-2-3
Parcel: 146

8214 08/10 0101 03CHECK 8901.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of August, 1993, by RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., Nashville, Tennessee ("GRANTOR"), to J & G REALTY ASSOCIATES, a New Jersey general partnership, ("GRANTEE").

KNOW ALL MEN BY THESE PRESENTS, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

This is improved property known as 230 Fourth Avenue North, Nashville, Tennessee, 37219.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, to the only proper use, benefit and behoof of Grantee forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out in EXHIBIT B hereto. Grantor further covenants to Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under the Grantor, subject to encumbrances, easements and restrictions of record. NO OTHER COVENANTS OR WARRANTIES, EXPRESS OR IMPLIED, ARE GIVEN BY THIS SPECIAL WARRANTY DEED.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION
AS RECEIVER FOR METROPOLITAN
FEDERAL SAVINGS AND LOAN
ASSOCIATION, F.A., NASHVILLE,
TENNESSEE

By: William C. Thomas
Attorney-in-Fact by instrument of
record in Book 9043, page 165,
Register's Office for Davidson
County, Tennessee

50621
IDENTIF. & REFERENCE

93 AUG 10 AM 11:53
REGISTER
DAVIDSON COUNTY, TN.

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William C. Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged (him/her)self to be the Attorney-in-Fact of Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. (the "Receiver"), the within named bargainor, a corporate entity of the United States Government, and that he/she as such Attorney-in-Fact, being authorized so to, executed the foregoing instrument for the purposes therein contained, by signing the name of the Receiver by (him/her)self as Attorney-in-Fact.

Witness my hand and seal, at office in Atlanta, Georgia, this 5 day of August, 1993.

Jane J. Hopper
Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia.
My Commission Expires July 5, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $2,400,000.00.

Affiant

Sworn to and subscribed
before me this 9th day
of August, 1993.

Notary Public

My Commission Expires: 11/20/96

JOINDER

RESOLUTION TRUST CORPORATION AS RECEIVER FOR METROPOLITAN FEDERAL BANK, A FEDERAL SAVINGS BANK, NASHVILLE, TENNESSEE, predecessor-in-interest to Grantor with respect to the above-described real property, hereby conveys and quitclaims unto Grantee any and all interest it may have in the real property, and hereby joins in the conveyance of the real property to Grantee, without warranty.

GRANTOR:

RESOLUTION TRUST CORPORATION AS RECEIVER FOR METROPOLITAN FEDERAL BANK, A FEDERAL SAVINGS BANK, NASHVILLE, TENNESSEE

By: William C. Thomas
Attorney-in-Fact by instrument of record in Book 9043, page 65, Register's Office for Davidson County, Tennessee

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William C. Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged (him/her)self to be the Attorney-in-Fact of Resolution Trust Corporation as Receiver for Metropolitan Federal Bank, a Federal Savings Bank, Nashville, Tennessee, the within named bargainor, a corporate entity of the United States Government, and that he/she as such Attorney-in-Fact, being authorized so to, executed the foregoing instrument for the purposes therein contained, by signing the name of said entity by (him/her)self as Attorney-in-Fact.

Witness my hand and seal, at office in Atlanta, Georgia, this 5 day of August, 1993.

Jane J. Higgins
Notary Public

NOTARY PUBLIC FULTON COUNTY, GEORGIA JANE J. HIGGINS

My Commission Expires:
Notary Public, Fulton County, Georgia.
My Commission Expires July 5, 1994

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot No. 52 as shown on the Plan of the Original Town of Nashville, not of record and a portion of the Plan of the McGavock Block as of record in Plat Book 63, Page 104, Register's Office of Davidson County, Tennessee, and being more particularly described according to a field-run survey by Ragan-Smith-Associates, Inc.; Job No. 93-130/4315; dated: August 5, 1993; certified by John O. Spry, Registered Land Surveyor No. 727, as follows:

Beginning at a tack set in a leaded hole at the intersection of the northerly right-of-way line of the Bank Alley (20-foot R.O.W.) and the easterly right-of-way line of Fourth Avenue North (49.5-foot R.O.W.) and proceeding as follows:

1. With the easterly right-of-way line of Fourth Avenue North, N 27° 28′ 33″ W, 128.30 feet to a point in concrete wall at the southwesterly property corner of a tract of land deeded to 234 Fourth Avenue North, Inc. as of record in Book 8621, page 831, Register's Office for Davidson County, Tennessee; thence,

2. Leaving said right-of-way line, with the center of a concrete brick wall, N 62° 19′ 06″ E, 54.66 feet to a point in said wall in a westerly property line of a tract of land deeded to 236 Fourth Avenue North L.P. as of record in Book 5838, page 406, Register's Office for Davidson County, Tennessee; thence,

3. With said westerly property line, in part, S 27° 40′ 54″ E, 0.50 of a foot to a point in said wall; thence,

4. With the southerly property line of 236 Fourth Avenue North L.P. property and the southerly property line of a tract of land deeded to Union Street Properties as of record in Book 8884, page 323, Register's Office for Davidson County, Tennessee, and the southerly property line of two tracts of land deeded to 323 Union Street by deeds of record in Book 5863, page 450 and Book 5863, page 452, Register's Office for Davidson County, Tennessee, N 62° 19′ 06″ E, 117.24 feet to a tack set in leaded hole in the westerly right-of-way line of Printers Alley (15-foot R.O.W.); thence,

5. With the westerly right-of-way line of Printers Alley, S 26° 51′ 26″ E, 128.11 feet to a tack set in leaded hole at the intersection of said westerly right-of-way line and the northerly right-of-way line of the Bank Alley; thence,

6. With the northerly right-of-way line of the Bank Alley, S 62° 24′ 58″ W, 170.52 feet to the point of beginning and containing 21,934 square feet or 0.504 of an acre more or less.

Being the same property deeded to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., by deed from the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee corporation, of record in Book 8840, Page 170, Register's Office for Davidson County, Tennessee.

Exhibit "B"

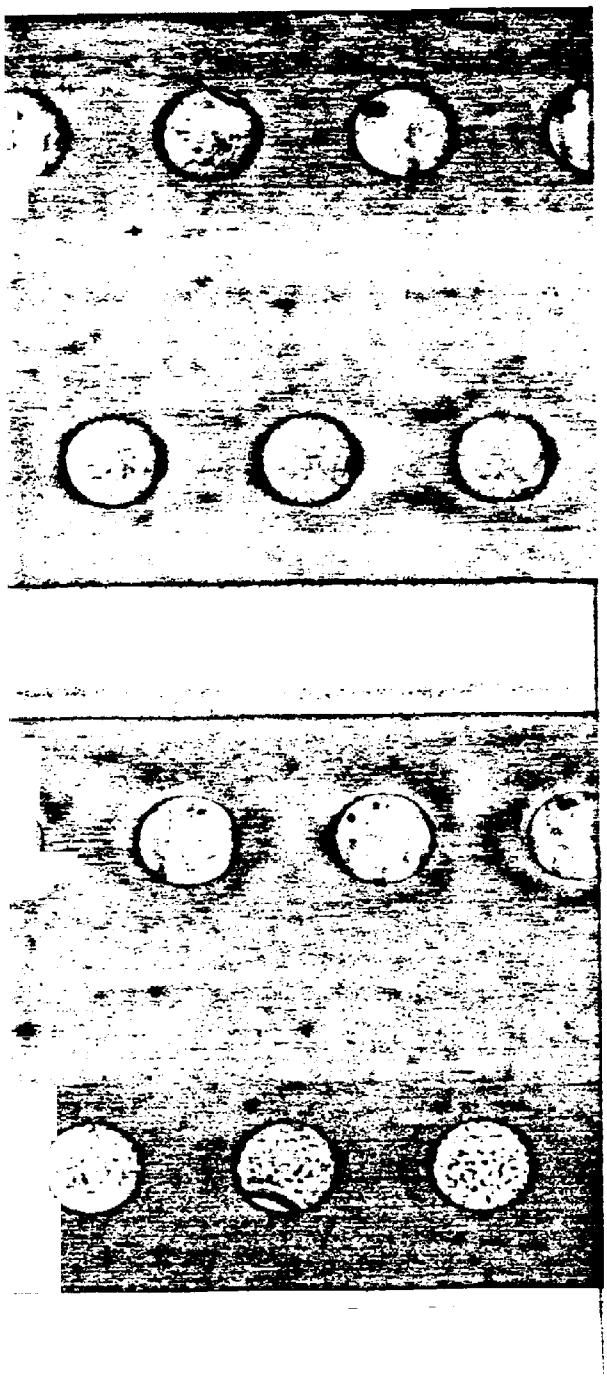
1. State and County taxes for the 1993, which have been prorated and assumed by Grantee.

2. Declaration of Reciprocal Easement of record in Book 6230, page 498, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of that certain Lease Agreement dated February 19, 1993, by and between Resolution Trust Corporation, Receiver for Metropolitan Federal Savings and Loan Association, F.A., as Landlord and Gullett, Sanford, Robinson & Martin, as Tenant, a memorandum of which appears of record in Book 8872, page 597, Register's Office for Davidson County, Tennessee.

4. Declaration of Privilege of record in Book 6434, page 545, Register's Office for Davidson County, Tennessee.

5. Easement for party wall along the north boundary of subject land.



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

RECEIVED OF _____

FOR _____

BOOK 9043 PAGE 75

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 2400000.00
CON TX 8880.00
PRFEE 1.00
WDEED 20.00
TOTAL 8901.00
CHECK AMT 8901.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/10/93 01 11:53 0001 8214

50621
IDENTIFICATION REFERENCE

93 AUG 10 AM 11:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 684579