SPECIAL WARRANTY DEED

FROM: Recoll Management, Corporation, as attorney-in-fact for the Federal Deposit Insurance Corporation, as receiver of New Bank of New England, N.A.

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Century Capital Investors, Inc., Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Century Capital Investors, Inc. 611 Commerce Street Suite 2723 Nashville, TN 37203	SAME	Map 107, Parcels 11, 12, 12.01 and 139; Map 95, Parcels 109 and 114

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Three Million and No/100 Dollars ($3,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of December, 1993.

Keith C. Dennen
Notary Public

My Commission Expires: December 8, 1996

FOR AND IN CONSIDERATION OF the sum of Three Million and No/100 Dollars ($3,000,000.00), the receipt and sufficiency of which are hereby acknowledged, Recoll Management Corporation, as attorney-in-fact for the Federal Deposit Insurance Corporation, as receiver of New Bank of New England, N.A. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Century Capital Investors, Inc., a Tennessee corporation (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly

described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located at:

Map 107, Parcels 11, 12, 12.01 and 139: McGavock Pike, Nashville, Tennessee.

Map 95, Parcel 109: Perimeter Place Drive, Nashville, Tennessee.

Map 95, Parcel 114: McGavock Pike, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the 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 on Exhibit B, to which this conveyance is expressly made subject.

Witness its hand this 15th day of December, 1993.

RECOLL MANAGEMENT CORPORATION,
as attorney-in-fact for the
Federal Deposit Insurance
Corporation, as receiver of
New Bank of New England, N.A.

By: _____

Title: _____

STATE OF Massachusetts)
COUNTY OF Suffolk)

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On this 13th day of December, 1993, before me personally appeared Pamela A. Cook, Vice President of Recoll Management Corporation, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Federal Deposit Insurance Corporation, as receiver of New Bank of New England, N.A., and acknowledged that Recoll Management Corporation is the attorney-in-fact for the Federal Deposit Insurance Corporation, as receiver of New Bank of New England, N.A.

Witness my hand, at office, this 13th day of December, 1993.

Notary Public

My Commission Expires: 12/17/93

EXHIBIT A

Property Description

CENTURY CITY EAST
TRACT 1

Beginning at a concrete monument in the easterly right-of-way of Perimeter Place Drive also being the west corner of Arthur Seelbinder & Company, Inc., recorded in deed Book 6304, page 963, R.O.D.C., TN.

south 36 degrees 50 minutes 09 seconds east, a distance of 644.77 feet to an iron pin, thence,

north 63 degrees 04 minutes 04 seconds east, a distance of 279.97 feet to an iron pin, thence,

north 29 degrees 09 minutes 20 seconds east, a distance of 146.55 feet to an iron pin, thence,

north 42 degrees 22 minutes 54 seconds east, a distance of 361.34 feet to a planted stone, the common corner of the herein described tract, Goodlettsville Warehouse Property and Thomas P. Kanaday, Jr., Trustee, recorded in Book 5633, page 520, R.O.D.C., Tennessee, thence,

with the common line between the herein described tract and the Thomas P. Kanaday tract,

south 03 degrees 59 minutes 43 seconds west, a distance of 1,589.96 feet to an iron pin, thence,

south 42 degrees 28 minutes 06 seconds east, a distance of 442.66 feet to an iron pin;

THENCE, north 87 degrees 51 minutes 34 seconds west, a distance of 279.15 feet to an iron pin;

THENCE, south 71 degrees 47 minutes 17 seconds west, a distance of 429.38 feet to an iron pin;

THENCE, south 77 degrees 44 minutes 24 seconds west, a distance of 102.76 feet to an iron pin;

THENCE, with a 11,249.16 foot radius curve right, a distance of 463.46 feet whose chord bears north 83 degrees 58 minutes 13 seconds west, 463.43 feet to an iron pin;

THENCE, south 07 degrees 12 minutes 36 seconds west, a distance of 60.00 feet to a concrete monument;

THENCE, with a 11,309.16 foot radius right, a distance of 154.89 feet, whose chord bears north 82 degrees 23 minutes 52 seconds west, 154.89 feet to an iron pin;

THENCE, north 82 degrees 00 minutes, 19 seconds west, a distance of 191.51 feet to an iron pin, also being the southeasterly corner of Lot One, Air Corporate Associates, Ltd., recorded in Deed Book 5800, page 314 R.O.D.C., TN;

THENCE, north 07 degrees 30 minutes 52 seconds east, a distance of 720.54 feet to an iron pin;

north 40 degrees 05 minutes 01 seconds west a distance of 272.03 feet to an iron pin, thence,

north 06 degrees 30 minutes 02 seconds west, a distance of 155.64 feet to an iron pin,

north 40 degrees 05 minutes 01 seconds west, a distance of 261.62 feet to an iron pin,

THENCE, north 49 degrees 42 minutes 14 seconds east, a distance of 229.21 feet to an iron pin in the southerly right-of-way of Century Boulevard east;

THENCE, along said right-of-way, with a 805.75 foot radius curve left, a distance of 112.73 feet whose chord bears south 44 degrees 28 minutes 35 seconds east, 112.64 feet to a concrete monument;

THENCE, south 48 degrees 29 minutes 05 seconds east, 86.80 feet to a concrete monument;

THENCE, with a 789.13 foot radius curve right of distance of 471.86 feet, whose chord bears south 31 degrees 21 minutes 18 seconds east, 464.86 feet to a concrete monument, thence,

south 14 degrees 13 minutes 30 seconds east, 129.14 feet to a concrete monument, thence,

with a 2,183.67 foot radius curve to the left a distance of 324.39 feet, whose chord bears south 18 degrees 28 minutes 50 seconds east, 324.09 feet to a concrete monument, thence,

with the cul-de-sac, an 84.50 foot radius curve left a distance of 313.79 feet, whose chord bears north 50 degrees 52 minutes 44 seconds east, 162.14 feet to a concrete monument, thence,

with a 253.60 foot radius curve right a distance of 160.09 feet, whose chord bears north 37 degrees 25 minutes 16 seconds west, 157.45 feet to a concrete monument thence,

north 19 degrees 20 minutes 11 seconds west, a distance of 310.56 feet to a concrete monument, thence,

with an 830.00 foot radius curve left, a distance of 363.86 feet, whose chord bears north 31 degrees 53 minutes 43 seconds west, 360.95 feet to a concrete monument, thence,

north 44 degrees 27 minutes 15 seconds west, a distance of 86.55 feet to a concrete monument, thence,

with a 1,245.75 foot radius curve right, a distance of 165.52 feet, whose chord bears north 40 degrees 38 minutes 35 seconds west, 165.60 feet to a concrete monument, thence,

with a 40.00 foot radius curve right, a distance of 65.52 feet, whose chord bears north 10 degrees 05 minutes 38 seconds east, 58.44 feet to a concrete monument in the southeast margin of Perimeter Place Drive recorded in Book 6250, page 333, R.O.D.C. Tennessee, thence,

with the east margin of Perimeter Place Drive

north 57 degrees 01 minutes 12 seconds east, a distance of 36.73 feet to a concrete monument, thence,

with a 142.80 foot radius curve right, a distance of 77.16 feet whose chord bears north 72 degrees 30 minutes

01 seconds east, 76.23 feet to a concrete monument, thence,

north 87 degrees 58 minutes 50 seconds east, a distance of 8.76 feet to a concrete monument, thence,

with a 280.00 foot radius curve left, a distance of 176.19 feet, whose chord bears north 69 degrees 57 minutes 13 seconds east, 173.30 feet to a concrete monument, thence,

north 51 degrees 55 minutes 36 seconds east, a distance of 31.95 feet to a concrete monument, thence,

with a 239.11 foot radius curve left, a distance of 158.58 feet, whose chord bears north 32 degrees 55 minutes 36 seconds east, 155.69 feet to a concrete monument, thence,

with a 291.00 foot radius curve left, a distance of 103.93 feet, whose chord bears north 03 degrees 41 minutes 42 seconds east, 103.38 feet to a concrete monument, thence,

north 06 degrees 32 minutes 10 seconds west, a distance of 93.49 feet to a concrete monument, thence,

with a 139.00 foot radius curve right, a distance of 34.87 feet, whose chord bears north 00 degrees 37 minutes 57 seconds east, 34.78 feet to THE POINT OF BEGINNING containing 51.26 acres, more or less.

Included in the above referenced property but expressly excluded therefrom is the following described tract of land:

BEGINNING at a point on the common line of Air Corporate Associates, Ltd., as recorded in Deed Book 6009, Page 789, R.O.D.C.T., and Lot One, Air Corporate Associates, Ltd., as recorded in Deed Book 5800, Page 314, R.O.D.C.T., said point being 255.00 feet North of the Southern most corner of said Lot One;

THENCE, with aforesaid common line North 7 degrees 29 minutes 16 seconds East, 382.11 feet to a point;

THENCE, leaving the line of Lot One South 42 degrees 52 minutes 34 seconds East, 101.04 feet to a point;

THENCE, South 18 degrees 20 minutes 10 seconds East, 173.38 feet to a point;

THENCE, South 50 degrees 59 minutes 15 seconds West, 222.76 feet to the POINT OF BEGINNING and containing 0.756 acres more or less.

- CENTURY CITY EAST
TRACT 2

Beginning at the intersection of the margins in the southwest quadrant of Elm Hill Pike and McGavock Pike, thence,

with the southerly margin of Elm Hill Pike north 81 degrees 12 minutes 41 seconds east, a distance of 231.28 feet to a concrete monument, thence,

continuing with Elm Hill Pike, as widened, south 69 degrees 46 minutes 06 seconds east, a distance of 120.49 feet to a concrete monument, thence,

leaving said margin and with the common line between the herein described tract and Perimeter Place Apartments, recorded in Book 5232, Page 633, R.O.D.C. Tennessee, thence,

south 20 degrees 13 minutes 54 seconds west, a distance of 105.08 feet to an iron pin, thence,

south 60 degrees 56 minutes 43 seconds west, a distance of 102.96 feet to an iron pin, thence,

south 32 degrees 00 minutes 19 seconds west, a distance of 94.34 feet to an iron pin, thence,

south 03 degrees 48 minutes 51 seconds west, a distance of 150.33 feet to an iron pin, thence,

south 41 degrees 59 minutes 14 seconds east, a distance of 269.07 feet to an iron pin, thence,

south 18 degrees 26 minutes 06 seconds east, a distance of 189.74 feet to an iron pin, thence,

south 20 degrees 13 minutes 29 seconds east, a distance of 202.48 feet to an iron pin, thence,

south 30 degrees 57 minutes 50 seconds east, a distance of 174.93 feet to an iron pin, thence

south 62 degrees 14 minutes 29 seconds east, a distance of 214.71 feet to an iron pin, thence,

north 88 degrees 03 minutes 04 seconds east, a distance of 193.88 feet to an iron pin, thence,

north 13 degrees 47 minutes 58 seconds east, a distance of 92.06 feet to an iron pin, thence,

south 51 degrees 56 minutes 13 seconds east, a distance of 185.50 feet to a concrete monument, the westerly margin of Perimeter Place Drive, recorded in book 6250, page 333, R.O.D.C., Tennessee, thence,

with the westerly margin of Perimeter Place Drive and a 359.15 foot radius curve left a distance of 152.15 feet whose chord bears south 25 degrees 50 minutes, 39 seconds west, 151.02 feet to a concrete monument, thence,

south 13 degrees 42 minutes 27 seconds west, a distance of 41.57 feet to a concrete monument; thence,

with a 402.73 foot radius curve left, a distance of 142.29 feet, whose chord bears south 03 degrees 35 minutes 09 seconds west, 141.55 feet to a concrete monument, thence,

with a 209.00 foot radius curve right a distance of 58.36 feet whose chord bears south 01 degrees 27 minutes 50 seconds west, 58.17 feet to a concrete monument, thence,

south 09 degrees 27 minutes 50 seconds west, a distance of 28.31 feet to a concrete monument; thence,

with a 178.06 foot radius curve right, a distance of 131.96 feet, whose chord bears south 30 degrees 41 minutes 43 seconds west, 128.96 feet to a concrete monument, thence,

with a 220.00 foot radius curve right, a distance of 138.44 feet, whose chord bears south 69 degrees 57

minutes 13 seconds west, 136.16 feet to a concrete monument, thence,

south 87 degrees 58 minutes 50 seconds west, a distance of 80.76 feet to a concrete monument, thence,

with a 357.20 foot radius curve left, a distance of 154.68 feet whose chord bears south 75 degrees 34 minutes 32 seconds west, 153.47 feet to a concrete monument, thence,

with a 40.00 foot radius curve right, a distance of 61.15 feet, whose chord bears north 73 degrees 02 minutes 00 seconds west, 55.37 feet to the northerly margin of Century Boulevard East, thence,

with a 1,245.75 foot radius curve right, a distance of 154.25 feet whose chord bears north 25 degrees 41 minutes 24 seconds west, 154.14 feet to a concrete monument, thence,

north 22 degrees 08 minutes 35 seconds west, a distance of 51.85 feet to a concrete monument, thence,

with a 457.05 foot radius curve left, a distance of 155.17 feet, whose chord bears north 31 degrees 52 minutes 09 seconds west 154.43 feet to a concrete monument, thence,

leaving the northerly right-of-way of Century Boulevard East, North 65 degrees, 19 minutes, 16 seconds East, a distance of 95.00 feet to a concrete monument; thence,

north 24 degrees 40 minutes 44 seconds west, a distance of 75.00 feet to a concrete monument; thence,

north 12 degrees 19 minutes 16 seconds east, a distance of 89.81 feet to a concrete monument; thence,

north 29 degrees 11 minutes 37 seconds west, a distance of 435.13 feet to a concrete monument; thence,

with a 190.00 foot radius curve left, a distance of 70.37 feet, whose chord bears north 39 degrees 47 minutes 51 seconds west, 69.93 feet to a concrete monument; thence,

with a 350.00 foot radius curve right, a distance of 146.51 feet, whose chord bears north 38 degrees 24 minutes 31 seconds west, 145.45 feet to a concrete monument; thence,

south 72 degrees 37 minutes 44 seconds west, a distance of 143.96 feet to a concrete monument lying in the easterly right-of-way of McGavock Pike; thence,

with a 1,025.18 foot radius curve left, a distance of 56.71 feet, whose chord bears north 18 degrees 57 minutes 21 seconds west, 56.70 feet to a concrete monument;

north 20 degrees 32 minutes 26 seconds west, a distance of 133.54 feet to a concrete monument; thence,

with a 603.32 foot radius curve right, a distance of 172.61 feet, whose chord bears north 12 degrees 20 minutes 41 seconds west, 172.02 feet to a concrete monument, thence,

with a 380.00 foot radius curve right, a distance of 186.47 feet, whose chord bears north 09 degrees 54

minutes 33 seconds east, 184.61 feet to a concrete monument, thence,

with a 4,005.00 foot radius curve left, a distance of 143.68 feet, whose chord bears north 22 degrees 56 minutes 23 seconds east, 143.66 feet to a concrete monument, thence,

north 21 degrees 54 minutes 43 seconds east, a distance of 140.50 feet to the point of beginning, containing 16.81 acres, more or less.

Century City East, Tracts 1 and 2 being the same real property conveyed to Federal Deposit Insurance Corporation, as receiver for New Bank of New England, N.A. by Successor Trustee's Deed from W. Fred Williams, Successor Trustee, of record in Book 8438, page 329, Register's Office for Davidson County, Tennessee.

The above descriptions are the same as those contained in the prior deed.

9 / 1 / 7 9

IDENTIFICATION REFERENCE

93 DEC 15 PM 4:24

FELIX G. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

98510 3 12 10 93

EXHIBIT B

Encumbrances

(a) Provisions of existing building, zoning, and historical laws;

(b) 1993 real property taxes, now due and payable, which have been prorated and will be paid by Grantee, and such other taxes for the current fiscal year as are not due and payable on the date of the delivery of this deed;

(c) Any liens for municipal betterments assessed after October 25, 1993; and

(d) Easements, rights and restrictions of record to the extent in force and applicable, which do not materially interfere with the current use of the Property, including, but not limited to the following: Restrictions contained in instrument of record in Book 6504, page 723, as amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 718, said Register's Office; Slope easement shown on plan of record in Book 5800, page 314, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4322, page 473, said Register's Office; Memorandum of Agreement containing easements of record in Book 5979, page 992, said Register's Office; 100' TVA transmission line easement contained in instruments of record in Book 1291, page 291, and in Book 3435, page 235, said Register's Office; Exceptions to Easement of record in Book 6764, page 105, said Register's Office; Agreement of record in Book 7056, page 688, said Register's Office; Grant of Transmission Line Easement of record in Book 7309, page 342, said Register's Office; Easement for sanitary sewers and/or storm drainage of record in Book 8131, page 937 and Book 8131, page 941, said Register's Office; Deeds of conveyance of water main of record in Book 8131, page 995 and Book 8132, page 1, said Register's Office; Easement for sanitary sewers and/or storm drainage of record in Book 8528, page 926, and Book 8425, page 392, said Register's Office; Easement for the flow of any creeks; lack of direct access to Interstate 40 which is a controlled access highway; rights of upper and lower riparian owners in and to the waters of Sims Branch located on the Property and the natural flow thereof, free from diminution or pollution; title to that portion of the Property lying within the bounds of any roads, streets, or highways; and encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

4507 12/15 0101 03CHECK 11[illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9183 PAGE 204

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 3000000.00 CON TX 11100.00 PRFEE 1.00 WDEED 40.00 TOTAL 11141.00 CHECK 11141.00	

12/15/93 01 16:25 0001 4507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97179

IDENTIF. A REFERENCE

93 DEC 15 PM 4:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 734502