Box 14

BOOK 9338 PAGE 22

THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C. (JTC)
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Seawell J. Brandau 575 Brick Church Park Drive Nashville, TN 37207	Same	060-096 (13DA-69400)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $739,115.21.

Seawell J. Brandau
Affiant

Subscribed and sworn to before me this 6th day of May, 1994.

Notary Public

My commission expires: 11-6-97

47689
IDENTIFICATION REFERENCE

94 MAY -6 PM 4:13
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRANDAU CRAIG DICKERSON COMPANY, a Tennessee corporation, an undivided 21.0% interest, SEAWELL J. BRANDAU, an undivided 61.6% interest, and C. ALLEN ROBERTS, JR., an undivided 17.4% interest, as Tenants in Common as their interests may appear,** hereinafter called the Grantees, their heirs, representatives, successors and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot 12 on the Re-subdivision of Lot 12, Brick Church Business Park, Phase Two as of record in Book 8250, page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation and Robert F. Lance and wife, Lyde C. Lance, as of record in Book 7265, page 969, Register's Office of Davidson County, Tennessee.

This is improved property known as 575 Brick Church Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives, successors and assigns,

forever; and the undersigned Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of May, 1994.

Charles W. Hawkins III Trustee

CHARLES W. HAWKINS, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 6th day of May, 1994.

NOTARY PUBLIC

ROBERT R. CAMPBELL JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-20-96

WD.811

PERMITTED ENCUMBRANCES

1. The Plan of record in Book 8250, page 234, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, three utility anchor easements measuring five feet by thirty feet (5' x 30') along the southeastern border of the property along Brick Church Park Drive, and one utility anchor easement measuring two and one-half feet by thirty feet (2.5' x 30') at the southwestern corner of said property.

2. Matters not shown on the plan of record referenced above which might be disclosed by a comprehensive survey or visual inspection of the property conducted after March 10, 1994.

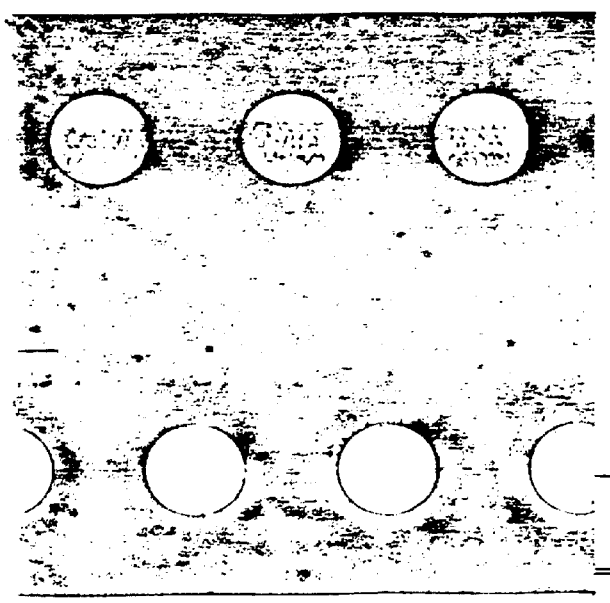
3. Taxes for the year 1994 and subsequent years. The property taxes for 1994 have not been prorated but have been wholly assumed by the Grantee.

4. Restrictive Covenants as of record in Book 8255, page 536, said Register's Office.

5. Restrictive Covenants to establish minimum building setback lines on Lots 11, 12 and 13, Brick Church Business Park as declared by Brick Church Business Park, a Tennessee Joint Venture dated of even date herewith and being filed for record simultaneously herewith.

6. Mechanic's and/or Materialmen's liens filed subsequent to the date hereof for work performed on or materials delivered to the property described above, the responsibility for payment of which has been assumed by the Grantee. Nothing herein shall be construed to limit or inhibit the parties separate agreement regarding the division of responsibility for payment of contractors, mechanics or materialmen regarding work performed on or materials delivered to the said property.

3487 05/06 0101 03CHECK 2747.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

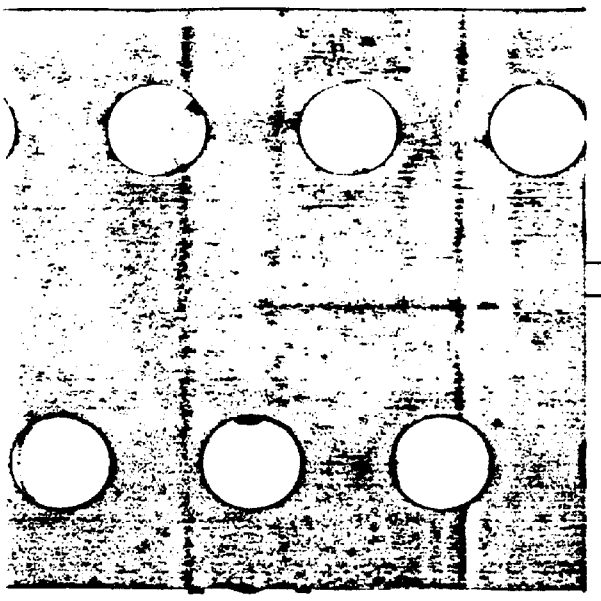
BOOK 9338 PAGE 25

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

739115.21



CON TX 2734.73
PRFEE 1.00
WDEED 12.00
TOTAL 2747.73
CHECK 2747.73

05/06/94 01 16:13 0001 3487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47689
IDENTIF. & REFERENCE

94 MAY -6 PM 4:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 788551