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Box 36

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Jeff D. Lunsford and William P. Sullivan 535 Thompson Lane Nashville, TN 37204	New Owner	119-09-0214.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, PAR REALTY CO., a New Jersey general partnership hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto JEFF D. LUNSFORD and WILLIAM P. SULLIVAN, individual residents of the State of Tennessee hereinafter called "Grantees", their respective heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

This is improved property known as 535 Thompson Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their respective heirs and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1994 ad valorem taxes which have been prorated and assumed by Grantees; and

2. Perpetual easement for the rights of others in and to the use of a private roadway adjoining the above-described real estate on the east as stipulated in an agreement between the Louisville & Nashville Railroad Company and The Firestone Fire & Rubber Company, as of record in Book 2907, page 617, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused the execution of this instrument on this the 30th day of June, 1994.

"GRANTOR"

PAR REALTY CO., a New Jersey general partnership

By: _____
Title: Managing General Partner

68872
IDENTIF. ↑ REFERENCE

94 JUL -7 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, Jeffrey S. Gunin, a Notary Public for the State and County aforesaid, Alan Jackowitz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of June, 1994.

JEFFREY S. GUNIN
Notary Public, State of New York
No. 31-4606504
Qualified in New York County
Commission Expires October 31, 1995

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,285,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 7th day of July, 1994.

Notary Public

My Commission Expires:

DAVID B. HERBERT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being bounded on the North by Thompson Lane, on the East by Freight House Road, also known as Seaboard Drive (a private road owned by Seaboard Systems Railroad), on the South and West by Seaboard Systems Railroad, and being more particularly described according to a survey made by R. Scot Cherry, R.L.S. TN #1512 dated 6/16/94 and revised 7/6/94, as follows:

Beginning at a point, being the intersection of the East right-of-way line of Seaboard Systems Railroad and the south right-of-way line of Thompson Lane; thence, with the south right-of-way line of Thompson Lane, North 78 deg. 35 min. 00 sec. East 176.83 feet to a point, being the intersection of the south right-of-way line of Thompson Lane and the west line of Freight House Road; thence with the west line of Freight House Road, South 03 deg. 59 min. 00 sec. East 679.17 feet to a point, a corner common with Seaboard Systems Railroad; thence with the Seaboard Systems Railroad the following bearings and distances: South 86 deg. 01 min. 00 sec. West 211.30 feet to a point; thence North 02 deg. 25 min. 00 sec. West 546.03 feet to a point; thence North 87 deg. 35 min. 00 sec. East 18.00 feet to a point; thence North 02 deg. 25 min. 00 sec. West 111.00 feet to the point of beginning, containing 132,796 square feet (3.05 acres, more or less).

Together with a Perpetual Easement for a private roadway solely for the purposes of ingress and egress as shown in instrument of record in Book 2907, page 617, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Par Realty Co. by Special Warranty Deed from The Firestone Tire & Rubber Company, an Ohio corporation, of record in Book 6609, page 725, Register's Office for Davidson County, Tennessee.

4551 07/07 0101 03CHECK 4767.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9401 PAGE 100

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1285000.00
			CON TX	4754.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	4767.50
			CHECK	4767.50
07/07/94	01		12:11 0001	4551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68872
IDENTIF. ↑ REFERENCE

94 JUL -7 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811188