9421

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
American General Life & Accident Insurance Company American General Center Nashville, Tennessee 37250	160-211	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (__) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ST. LOUIS INVESTMENT PROPERTIES, INC., a Missouri corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to AMERICAN GENERAL LIFE & ACCIDENT INSURANCE COMPANY (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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

1. Real estate taxes for 1994 and the current year.

2. Easement, setback lines and restrictions shown on Plat of record in Book 6900, page 328, Register's Office for Davidson County, as amended by instrument of record in Book 7604, page 644, R.O.D.C.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on the title set forth in restrictions recorded in Book 7619, page 198, R.O.D.C., and in any allied instruments referred to in said restrictions.

4. Easements reserved in instrument of record in Book 4952, page 166, R.O.D.C., and in Book 4952, page 170, R.O.D.C., as amended by Ordinance filed in Book 7444, page 936, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

American General Life & Accident Insurance Co.
by: [signature]
Affiant

Subscribed and sworn to before me this 29th day of July, 1994.

[signature]
Notary Public
My Commission Expires: My Commission Expires Nov. 26, 1994

THOMAS K. KIRK, JR. NOTARY AT LARGE STATE OF TENNESSEE

167867.1 VBERRY
001710-015 7/27/94

5. Easements to Metro, as set forth in instrument recorded in Book 5746, page 886, R.O.D.C., Book 5878, page 469, R.O.D.C., Book 5746, page 896, R.O.D.C., Book 5746, page 899, R.O.D.C., Book 4940, page 784, R.O.D.C., Book 4969, page 189, R.O.D.C., Book 4969, page 192, R.O.D.C.

6. Storm Water Detention Agreement of record in Book 6145, page 257, R.O.D.C.

7. Easement for Drainage Ditch, as set forth in instrument recorded in Book 8258, page 941, R.O.D.C.

This is unimproved property.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor except that no warranty is made as to the amount of acreage in the Property].

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of July, 1994.

ST. LOUIS INVESTMENT PROPERTIES, INC.,
a Missouri corporation

By: Vincent P. Luongo

Title: Vice President

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, Susan G. Reiss, Notary Public, Vincent P. Luongo, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of ST. LOUIS INVESTMENT PROPERTIES, INC., a Missouri corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 28th day of July, 1994.

Susan G. Reiss
Notary Public
My Commission Expires:

SUSAN G. REISS NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI

SUSAN G. REISS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: June 4, 1998

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EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Revised Brentwood Commons, as shown on plat of record in Plat Book 6900, page 328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

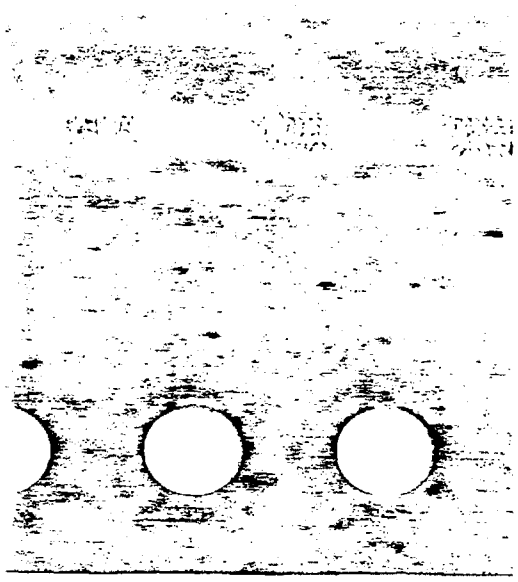
BEING the same property conveyed to St. Louis Investment Properties, Inc., by Deed of Record in Book 8874, page 788, Register's Office for Davidson County, Tennessee.

2505 07/29 0101 03CHECK 16663.00

76246
IDENTIF. & REFERENCE

94 JUL 29 PM 1:31

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	4500000.00
			CON TX	16650.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	16663.00
			CHECK	16663.00
07/29/94	01		13:30 0001	2505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76246
IDENTIF. & REFERENCE

94 JUL 29 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 819051