This instrument prepared by Harris A. Gilbert, Wyatt, Tarrant & Combs, Suite 1500, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Dianne R. Martz 401 Wayside Court Nashville, TN 37205	SAME	Map 102-0 Parcel 62

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REN CORPORATION-USA, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DIANNE R. MARTZ, hereinafter called the Grantee, her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Parcel (62) on Tax Map 102 and also being Lot No. One on plan of Mary Napier Ganier, et al property, plat recorded in Book 4675, page 82, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing highway concrete monument on the northerly right-of-way line of U.S. Highway 70-N, Charlotte Pike at the southwest corner of the above-mentioned Lot No. One; thence,

1. With the west line of herein-described Lot No. One and the east line of Parcel (51) owned by Norris & Patricia Hall as of record in Book 6231, Page 387, R.O.D.C., Tennessee (in part) N25°20'59"W, 331.27 feet to an existing iron pin corner of Parcel (50) owned by A. V. Enterprises as of record in Book 8194, Page 568, R.O.D.C., Tennessee; thence,

2. Continuing with the west line of herein-described Lot No. One and the east line of Parcel (50) N42°14'42"W, 208.73 feet to an existing iron pin at a common corner of Lots One and Two of above-noted Ganier Subdivision; thence,

3. With the common line between Lots One and Two N47°41'28"E, 229.98 feet to an existing iron pin; thence,

4. Continuing with common line of Lots One and Two S42°03'57"E, 242.69 feet to an existing drilled hole in rock; thence,

5. Continuing with common line of Lots One and Two S25°29'46"E, 365.57 feet to an existing iron pin at the northerly right-of-way line of Charlotte Pike; thence,

6. With the northerly right-of-way line of Charlotte Pike S64°38'00"W, 230.05 feet to

the point of beginning, and containing 131,830 square feet or 3.026 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to REN CORPORATION-USA, by Special Warranty Deed from Thomas K. Sanders, Trustee, recorded in Book 8102, Page 2, R.O.D.C., Tennessee.

The legal description contained herein was prepared by a survey of Ragan-Smith-Associates, Inc., dated August 1, 1994, Job No. 80-069.

This is improved property known as 6820 Charlotte Pike, Nashville, Tennessee, 37209.

This conveyance is subject to 1994 real property taxes which have been prorated and assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, which are:

1. Metro taxes for 1994, which have been prorated and assumed by the Grantee;

2. All matters shown on the Plan of record in Book 4675, page 82, said Register's Office;

3. Easements granted to Chevron Oil Company by deed of record in Book 4164, page 678, said Register's Office.

4. Easements granted to Melvin S. Taub, et al, by deed of record in Book 4164, page 673, said Register's Office.

5. Easement for sanitary sewer of record in Book 4164, page 664, said Register's Office; and

6. Easement for vehicular, pedestrian and other traffic running from the east to west boundary lines and beginning 20 feet north of the south property line and extending northwardly 50 feet to a point 70 feet north of the south property line, reserved by deed of record in Book 4792, page 320, said Register's Office.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

WITNESS my hand this the 31st day of August, 1994.

REN CORPORATION-USA

BY: _____

TITLE: Executive Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Z. Levy, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Executive Vice-President of REN CORPORATION-USA, the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1994.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Six Hundred Thousand Dollars and no/100 ($2,600,000.00).

Dianne R Mark
AFFIANT

Subscribed and sworn to before me, this the 1st day of September, 1994.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 11-26-94

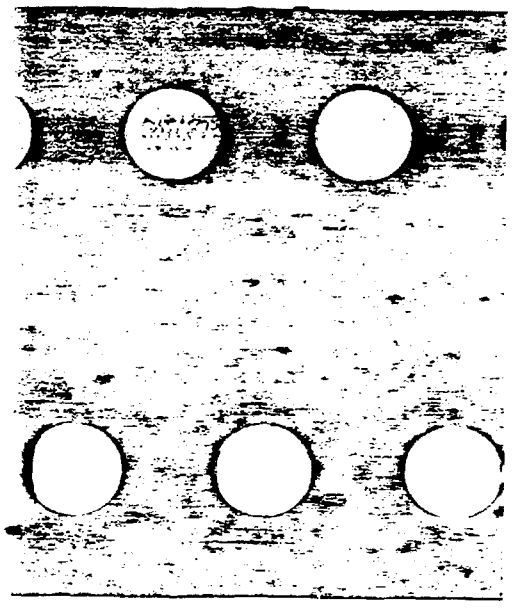
87182
IDENTIF. & REFERENCE

PICK-UP

94 SEP -1 PM 3:29
DAVIDSON COUNTY, TN.

4439 09/01 0101 03CHECK 9633.00

H:\HAG\RENMARTW.DED (August 31, 1994; 12:55pm)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

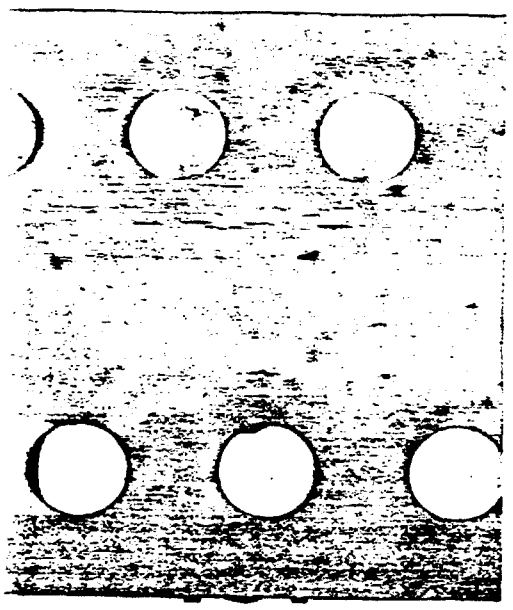
RECEIVED OF _____

FOR _____

BOOK 9453 PAGE 724

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



87182
IDENTIF. ↑ REFERENCE

94 SEP -1 PM 3:2
FELIX Z. WILSON, II-REGISTER
DAVIDSON COUNTY, TN.

CAMT 2600000.00
CON TX 9620.00
PRFEE 1.00
WDEED 12.00
TOTAL 9633.00
CHECK 9633.00

09/01/94 01 15:27 0001 4439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 830815