BOOK 9528 PG 593

TERRACE PARK

SPECIAL WARRANTY DEED

FROM: Elm Hill Associates, a Tennessee general partnership, Grantor

TO: Terrace Park Limited Partnership, an Ohio limited partnership, Grantee

This instrument was prepared by:
Warren H. Wild, Jr., Esquire
Farris, Warfield & Kanaday
Third National Financial Center
Suite 1900, 424 Church Street
Nashville, Tennessee 37219

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
Terrace Park Limited Partnership c/o Brisben Companies Suite 300 4750 Ashwood Drive Cincinnati, OH 45241	Same	108-244

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand and No/100 Dollars ($750,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of November, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Fifty Thousand and No/100 Dollars ($750,000.00), the receipt and sufficiency of which are hereby acknowledged, Elm Hill Associates, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Terrace Park Limited Partnership, an Ohio limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on

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

The Property is unimproved property located on Elm Hill Pike in Nashville, Davidson County, 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 Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

The only partners comprising Elm Hill Associates, a Tennessee general partnership, are J. D. EATHERLY AND MACK H. McCLUNG.

WITNESS my hand this 23 day of November, 1994.

ELM HILL ASSOCIATES, a Tennessee General Partnership

BY: J. D. Eatherly

TITLE: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared J.D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Elm Hill Associates, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as its general partner.

Witness my hand and seal, at Office in Nashville, this 23rd day of November, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

EXHIBIT A

Property Description
(Terrace Park)

Land lying in the Second Civil District of Davidson County, Tennessee, located on the North side of Elm Hill Pike, one-half mile more or less East of Interstate 40 and being more particularly described as follows:

Being Lot No. 1 on a survey entitled "Second Revision, Boundary and Subdivision Plat, Larchwood Planned Unit Development, Blackwood Drive", prepared by William C. Cockrill, R.L.S., Tennessee #1401, of Crawford Land Surveyors, P.C., dated 10-17-94, recorded in Plat Book 7900, Page 847, Register's Office of Davidson County, Tennessee, said Lot 1 being more particularly described as follows:

Beginning at a new iron rod lying on the Northerly margin of Elm Hill Pike (an 80' right-of-way); said iron rod being the Southeast corner of David Foltz of record in Book 6208, Page 406, Register's Office for Davidson County, Tennessee;

Thence with said Foltz's Easterly line, North 06°13'43" East, 184.98 feet, to an old iron rod, being the Southeasterly corner of Patio Villa, Section Three, of record in Plat Book 5200, Page 495, R.O.D.C., Tennessee;

Thence with said Patio Villa, Section Three, Easterly line, North 06°14'51" East, 481.18 feet to a new iron rod;

Thence with said Patio Villa, Section Three, and Patio Villa, Section Six, of record in Plat Book 6250, Page 489, R.O.D.C., Easterly line North 06°51'42" East, 812.72 feet to an old iron rod;

Thence continuing with said Patio Villa, Section Six, Easterly line, North 07°28'40" East, 90.04 feet to a new iron rod;

Thence leaving the aforementioned Easterly line of Patio Villa, Section Six, with the Southerly line of James M. Fisher of record in Deed Book 6435, Page 189, South 83°38'41" East, 163.30 feet to a new chisled "X" in rock; thence North 68°28'28" East, 130.03 feet to a new iron rod; thence South 21°31'32" East, 464.60 feet to a new iron rod; thence with a curve to the left having a central angle of 61°00'00", a radius of 400.00 feet, an arc length of 425.86 feet, and a chord bearing and distance of South 52°01'32" East, 406.03 feet to a new iron rod;

Thence South 82°31'18" East, 168.36 feet to a new iron rod lying on the Westerly line of Willie Jane Williams of record in Deed Book 4618, Page 34, R.O.D.C.;

Thence with said Westerly line of Willie Jane Williams, South 06°45'34" West, 135.00 feet to an old iron rod lying on the Northerly line of Gerre Goss White of record in Deed Book 6064, Page 543, R.O.D.C.;

Thence with Gerre Goss White, North 83°39'31" West, 666.54 feet to an old concrete monument;

Thence South 06°26'57" West, 832.87 feet to a new iron rod lying on the aforementioned Northerly margin of Elm Hill Pike;

Thence leaving said Gerre Goss White with said Northerly margin of Elm Hill Pike North 89°21'01" West, 350.09 feet, to

the point of beginning, said land containing 16.35 acres, more or less.

The foregoing description was taken from a survey dated 10-28-94, last revised 11-22-94 prepared by James M. Overfelt, R.L.S., Tennessee #1634, of Gresham, Smith and Partners whose address is 3310 West End Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to Elm Hill Associates by Deed from the Bank of Nashville of record in Deed Book 9467, Page 142, Register's Office for Davidson County, Tennessee.

EXHIBIT B

9528 598

Encumbrances
(Terrace Park)

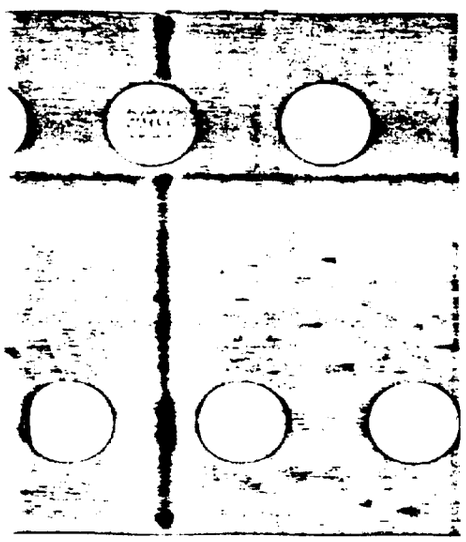
1. Right-of-way Deed and Easements to Metropolitan Government of Nashville and Davidson County of record in Book 8239, page 519.

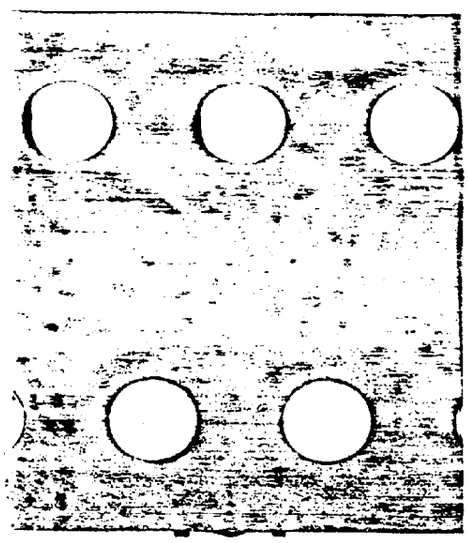
2. Matters shown on the plat of record in Book 7900, pages 104 and 105, Register's Office of Davidson County, Tennessee, which plat is being superseded by plat entitled "Second Revision, Boundary and Subdivision Plat, Larchwood Planned Unit Development, Blackwood Drive", prepared by William C. Cockrill, R.L.S., Tennessee #1401, of Crawford Land Surveyors, P.C., dated 10-17-94, in Plat Book 7900, Page 847, Register's Office of Davidson County, Tennessee.

94 NOV 23 PM 4:17
REGISTER
DAVIDSON COUNTY, TN

11538
IDENTIF. & REFERENCE

6847 11/23 0101 03CHECK 2800.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9528 PG 599

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 750000.00
				CON TX 2775.00
				PRFEE 1.00
				WDEED 24.00
				TOTAL 2800.00
				CHECK 2800.00
11/23/94	01			16:17 0001 6847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11538
IDENTIF. & REFERENCE

94 NOV 23 PM 4:1
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 856893