GENERAL WARRANTY DEED

FROM:	Raymond L. Danner, Grantor	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Forest Park Limited Partnership, a Tennessee limited partnership, Grantee	

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
2502 Eugenia Avenue Nashville, TN 37221	Same	143-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Seventy-Five Thousand and No/100 Dollars ($675,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of December, 1994.

Notary Public

My Commission Expires: 3-25-95

NIKA MILLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Six Hundred Seventy-Five Thousand and No/100 Dollars ($675,000.00), the receipt and sufficiency of which are hereby acknowledged, Raymond L. Danner ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Forest Park Limited Partnership ("Grantee"), a Tennessee limited partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with the water and sewer taps described herein (collectively, the "Property").

The Property is unimproved property located on U.S. Highway 70 South at the corner of Old Harding Road in Nashville, Davidson County, Tennessee.

Grantor further conveys, transfers and assigns to Grantee all of its rights, title and interest in and to all free water and sewer taps to which Grantor is entitled including, without limitation, the three dry water and sewer taps and one wet water and sewer tap described in Book 6341, page 400, and the water tap on privilege described in Book 6532, page 898, which rights, title and interest Grantor covenants that it has not used, transferred, assigned, encumbered or exercised. Grantor agrees that he will execute and deliver to Grantee such other conveyance, transfer and assignment documents as may be required to enable Grantee to use and enjoy such water and sewer taps.

The conveyance of the Property 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, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, 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 except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Judith Boyer Danner executes this Deed for the purpose of conveying to Grantee, without warranty, whatever rights, title and interest she has or may have in the Property, if any, including

without limitation, marital rights, and does hereby grant to Grantee all of the foregoing rights, title and interest in the Property.

Witness our hands as of the 1st day of December, 1994.

Raymond L. Danner
RAYMOND L. DANNER

Judith Boyer Danner
JUDITH BOYER DANNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, RAYMOND L. DANNER, the within named 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, at Office, this 1 day of Dec., 1994.

_____
Notary Public

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, JUDITH BOYER DANNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1 day of Dec., 1994.

_____
Notary Public

My Commission Expires: 11/22/97

EXHIBIT A

Property Description

Being a tract of land in Metropolitan Nashville, Davidson County, Tennessee and being located on the north margin of U.S. Highway 70-S, East of it's intersection with Old Hickory Boulevard, and being more particularly described as follows:

Beginning at a point in the north margin of U.S. Highway 70-S, said point being the southernmost southwest corner of the herein described tract and being the southeast corner of the property conveyed to Randy M. Knowles, et ux, of record in Deed Book 7288, page 005, R.O.D.C., and proceeding as follows;

Thence, with said Knowles, N36°52'49"W, 352.62' to an iron pin, said iron pin being said Knowles' northeast corner;

Thence, continuing with said Knowles, S69°36'13"W, 152.62' to a point, said point being said Knowles' northwest corner and being the northeast corner of the property conveyed to James L. Putnam, of record in Deed Book 6191, page 785, R.O.D.C.;

Thence, leaving said Knowles and with said Putnam, N75°07'02"W, 225.22' to an iron pin;

Thence, continuing with said Putnam, N80°33'46"W, 345.01' to an iron pin, said pin being said Putnam's northwest corner and being in the east line of the property conveyed to Robert R. Krilich, Sr.;

Thence, continuing with said Krilich, Sr. for the following calls, N03°16'18"E, 503.71' to an iron pin;

Thence, N19°09'08"E, 47.00' to an iron pin;

Thence, N64°24'48"E, 207.08' to a stump;

Thence, N48°30'03"E, 50.27' to an iron pin;

Thence, N33°24'22"E, 266.47' to an iron pin;

Thence, N32°13'16"E, 152.22' to an iron pin;

Thence, N71°05'54"E, 266.71' to a dead tree;

Thence, S61°03'31"E, 395.03' to a 24" White Oak, said tree being a corner of said Krilich, Sr. and said point being in the west of the property conveyed to Teachers Retirement System of the State of Illinois, of record in Deed Book 7444, page 595, R.O.D.C.;

Thence, leaving said Krilich, Sr. and with said Teachers Retirement System of the State of Illinois, S16°01'31"W, 198.60' to an iron pin;

Thence, with said Teachers Retirement System of the State of Illinois, S24°31'49"W, 278.30' to an iron pin;

Thence, S15°03'39"E, 34.29' to an iron pin;

Thence, S06°47'21"E, 45.46' to an iron pin;

Thence, S13°52'59"E, 50.28' to a point;

Thence, S15°20'14"E, 59.44' to a point;

Thence, S35°40'26"E, 51.10' to an iron pin;

Thence, S33°33'08"E, 132.55' to an iron pin;

Thence, S31°48'15"E, 86.91' to a point;

Thence, S28°18'35"E, 49.77' to a point;

Thence, S30°15'39"E, 91.99' to an iron pin;

Thence, S29°23'28"E, 78.69' to a fence corner in the north margin of Old Harding Road;

Thence, with said margin, S55°23'01"W, 200.40' to a point;

Thence, with the margin of U.S. Highway 70-S, S55°39'06"W, 176.87' to the beginning, containing 1,042,760 square feet or 23.94 acres, more or less.

The foregoing description was taken from a survey dated 11-23-94, revised 11-28-94, file 94224, prepared by William C. Cockrill, Tennessee Registered Land Surveyor No. 1401 of Crawford Land Surveyors, P.C. 1929 21st Avenue, South, Nashville, Tennessee 37212.

Being the same property conveyed to Grantor by deed from Westwood, a joint venture composed of Raymond L. Danner and U. Grant Browning of record in Book 7861, page 884, Register's Office for Davidson County, Tennessee.

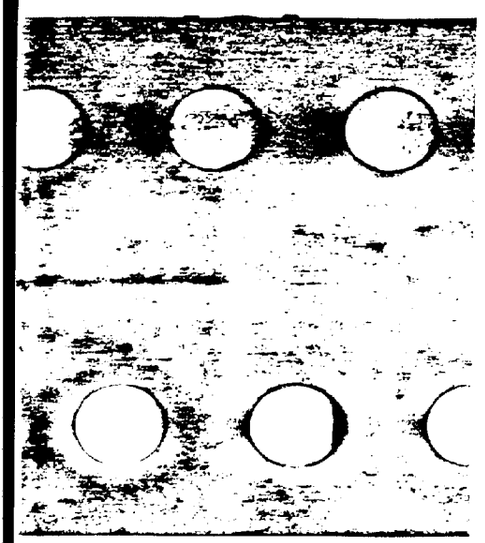
EXHIBIT B

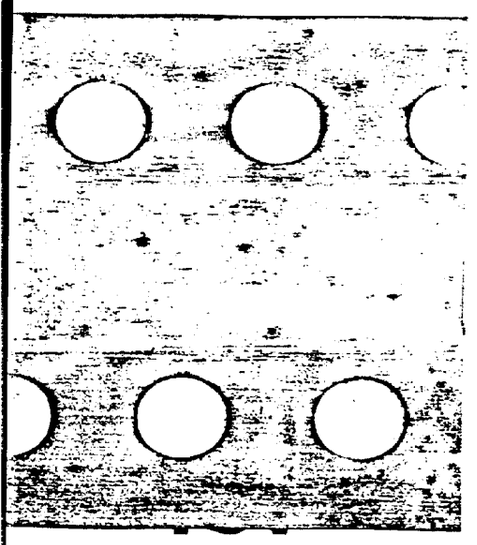
Encumbrances

1. Easement of record in Book 6341, page 400, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 6532, page 898, said Register's Office.

13606
IDENTIFICATION REFERENCE
PICK-UP
7082 12/01 0101 03CHECK 2522.50





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

RECEIVED OF _____

FOR _____

BOOK 9534 PG 705

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
675000.00
CON TX 2497.50
PRFEE 1.00
WDEED 24.00
TOTAL 2522.50
CHECK 2522.50

12/01/94 01 14:19 0001 9082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13606
IDENTIF. & REFERENCE

94 DEC -1 PM 2:18

No. 859099