16

Source of Grantor's interest in real property herein described: Deed of record from NationsBank of Tennessee, N.A. (formerly known as Commerce Union Bank) of record in Deed Book 9248, page 38 and Deed Book 9248, page 42, of record in the Register's Office for Davidson County, Tennessee.

County Property Assessor's property identification number: 96-13-150

21216
IDENTIF. & REFERENCE

DEC 29 PM 2:20

This Instrument Prepared by:

WOOLF, MCCLANE, BRIGHT,
ALLEN & CARPENTER
900 Gay Street, S.W., Suite 2300
Knoxville, Tennessee 37901-2300
(615) 215-1000 (RJA)

WARRANTY DEED

This INDENTURE is made this 28th day of December, 1994, by and between R. S. TATUM COMPANY, a Tennessee corporation, hereinafter referred to as "Grantor," and TEACHERS' RETIREMENT SYSTEM OF THE STATE OF KENTUCKY, an independent agency and instrumentality of the Commonwealth of Kentucky, hereinafter referred to as "Grantee."

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantee that certain real property and premises described in Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantee, and Grantee's successors and assigns, forever.

Grantor, for Grantor and Grantor's successors and assigns, does hereby covenant with Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, and except taxes for the year 1995 and subsequent years and all applicable easements, restrictions, and set back lines of record in the Office of the Register of Deeds for Davidson County, Tennessee,and that Grantor will forever

warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

R. S. TATUM COMPANY

By: _____
R. Stephens Tatum, Jr.
President

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared R. STEPHENS TATUM, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of R. S. TATUM COMPANY, the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal on this the 28th day of December, 1994.

_____
Notary Public

My Commission Expires:
February 25, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

16623-1

7465 12/29 2101 03CHECK 9592.50

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $2,588,000.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 1994.

Notary Public

My Commission Expires:
February 25, 1997

Name and Address of Property Owner:

Name: Teachers' Retirement System of the State of Kentucky
Address: 479 Versailles Road
Frankfort, Kentucky 40601-3868

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Name: Teachers' Retirement System of the State of Kentucky
Address: 479 Versailles Road
Frankfort, Kentucky 40601-3868

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Exhibit A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being all of Lot 1 on the final plat of Lot 1, Walgreens Subdivision as of record in Book 8250, page 291, of the Registers' Office of Davidson County, Tennessee, and described according to a survey prepared by Ragon-Smith-Associates, Job No. 86-201, Work Order No. 4465 as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Donelson Pike (80 foot public right-of-way) that is 255.32 feet south of the centerline of Elm Hill Pike (80 foot public right-of-way); said iron pin also being the northeasterly property corner of Lot No. 1 as shown on the Final Plat of W.B. Wiggins, Jr. Subdivision as of record in Book 7900, page 440, R.O.D.C., Tennessee; thence,

1. Leaving the westerly right-of-way line of Donelson Pike, with the northerly property line of Lot No. 1, N 86°38'17"W, a distance of 174.33 feet to a set iron pin; thence,

2. N 87°51'12"W, a distance of 200.09 feet to an existing iron pin in the east right-of-way of Nelson Place; thence,

3. With the East right of way of Nelson Place, N 01°32'48"E, a distance of 127.76 feet to an existing iron pin; thence,

4. Continuing with the East right of way of Nelson Place, with a 594.94 foot radius curve to the right, said curve has a chord of N 05°59'03"E, 93.39 feet, an arc distance of 93.48 feet to an existing iron pin; thence,

5. Continuing with the east right of way of Nelson Place, N 08°19'24"E, a distance of 1.24 feet to an existing iron pin at the southerly end of the southeasterly return curve at the intersection of Nelson Place and Elm Hill Pike; thence,

6. With said return curve to the right, having a radius of 25.00 feet and a chord of N 53°22'42"E, a distance of 35.39 feet to a set iron pin in the southerly right of way of Elm Hill Pike; thence,

7. With said southerly right of way of Elm Hill Pike, S 81°34'00"E a distance of 257.82 feet to an existing iron pin at the westerly end of the southwesterly return curve at the the intersection of Elm Hill Pike and Donelson Pike; thence,

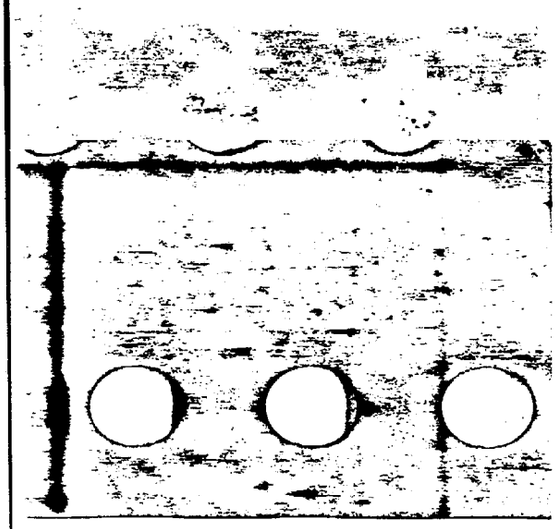
8. With said return curve, having a radius to the right of 75.00 feet and a chord of S 44°11'45"E, 91.05 feet, an arc distance of 97.84 feet to an existing iron pin in the west right of way line of Donelson Pike; thence,

9. With the west right of way line of Donelson Pike, and with a curve to the right, having a radius of 3439.40 feet and a chord of S 04°58'23"E, 158.16 feet , an arc distance of 158.18 feet to the point of beginning.

This tract contains 1.877 acres, more or less, as calculated by the above courses which were determined with the precision requirements of a class "URBAN" ALTA / ACSM Land Title Survey of 1992.

Being the same property conveyed to R. S. Tatum Company, a Tennessee corporation, by deeds from NationsBank of Tennessee, N.A. (formerly Commerce Union Bank) of record in Deed Book 9248, page 38, and in Deed Book 9248, page 42, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

FOR _____

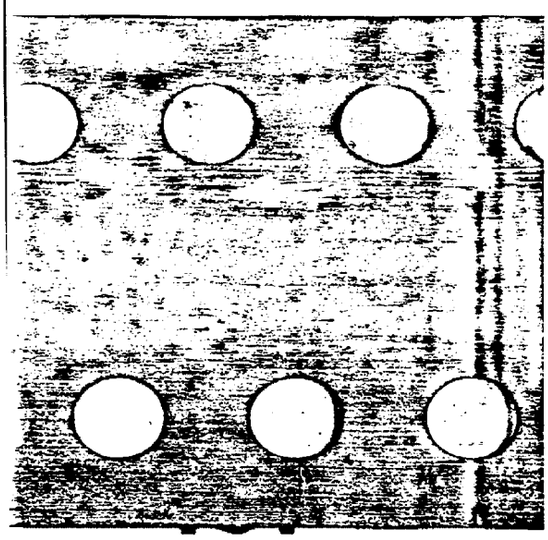
BOOK 9558PG540

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
2588000.00
CON TX 9575.60
PRFEE 1.00
WDEED 16.00
TOTAL 9592.60
CHECK 9592.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7466



21216
IDENTIF. & REFERENCE

94 DEC 29 PM 2:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 867260