BOOK 44

SPECIAL WARRANTY DEED BOOK 9604 PG 91

BOOK 44

FROM: Giegerich Nashville Associates
a/k/a Gieferich Nashville Associates,
Grantor
TO: Joseph L. Lackey, Jr., Trustee,
Grantee

This instrument was prepared by:
Joseph N. Barker
Farris, Warfield & Kanaday
Suite 1900, 424 Church Street
Third National Financial Center
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
Joseph L. Lackey, Jr., Trustee		70-16-18
% Bill Hudson and Associates		Field Book Numbers
1701 West End Ave. Nashville, Tennessee 37203	(same)	08DA 15605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 985,000.00 and NO/100 Dollars ($_____).

Joseph L. Lackey, Jr. Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24 day of February, 1995.

Wesley D. Turner
Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/22/95

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Giegerich Nashville Associates, a

Connecticut general partnership (such entity being one in the same as Gieferich Nashville Associates which name was inadvertently inserted by virtue of a typographical error in the deed referenced in Exhibit A (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Joseph L. Lackey, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary (the "Grantee"), his 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 (the "Property").

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 the Grantee, his successors and assigns forever.

And Grantor does covenant with the 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 the Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 22nd day of February, 1995.

GIEGERICH NASHVILLE ASSOCIATES,
a Connecticut General Partnership

BY: _____
Anthony F. Izzo, Partner

BY: _____
Karen H. Izzo, Partner

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STATE OF CONNECTICUT)
COUNTY OF Fairfield)

Before me, Patricia J. Turner, a Notary Public of said County and State, personally appeared Anthony F. Izzo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Giegerich Nashville Associates, a Connecticut general partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Westport, Connecticut, this 22nd day of February, 1995.

Patricia J. Turner
Notary Public

PATRICIA J. TURNER * NOTARY PUBLIC * CONNECTICUT

My Commission Expires: 10/31/98

STATE OF CONNECTICUT)
COUNTY OF Fairfield)

Before me, Patricia J. Turner, a Notary Public of said County and State, personally appeared Karen H. Izzo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Giegerich Nashville Associates, a Connecticut general partnership, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and seal, at Office in Westport, Connecticut, this 22 day of February, 1995.

Patricia J. Turner
Notary Public

PATRICIA J. TURNER * NOTARY PUBLIC * CONNECTICUT

My Commission Expires: 10/31/98

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EXHIBIT A

Property Description

Land in the First Civil District, Nashville, Davidson County, Tennessee, being Tract No. 7C, Section 15, MetroCenter, of record in Book 5190, page 490, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in Venture Circle, 358 feet, more or less, from the westerly margin of French Landing Drive; thence North 74 degrees 12 minutes 37 seconds East 47.41 feet; thence, North 15 degrees 58 minutes West 48.99 feet; thence, leaving Venture Circle, North 74 degrees 02 minutes East 266.00 feet; thence, South 07 degrees 36 minutes 44 seconds East 350.74 feet; thence, South 83 degrees 50 minutes 39 seconds West 230.10 feet; thence, North 23 degrees 49 minutes 07 seconds West 261.42 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Grantor by Special Warranty Deed from MetroCenter Properties of record in Book 5715, page 331, Register's Office for Davidson County, Tennessee.

5016 02/27 0101 03CHECK 3669.50

EXHIBIT B

Encumbrances

1. 1995 Metro taxes, books not ready. Map 70-16-18, Field Book 08DA 15605.

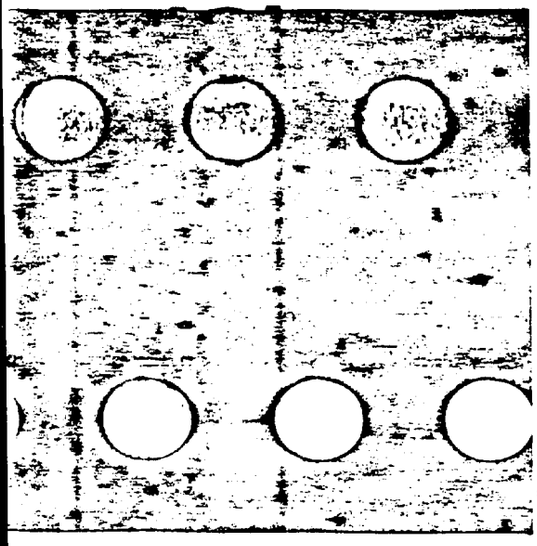
2. Memorandum of Lease executed by Giegerich Nashville Associates, as Landlord, and Pitney Bowes Inc., as Tenant, of record in Book 5814, page 382, Register's office for said County, and the Lease evidenced thereby.

3. Restrictive covenants contained in instrument of record in Book 5242, page 389, Book 5225, page 120, referencing Memorandum of Lease of record in Book 5225, page 112, Book 5026, page 783, which references and makes applicable Book 4829, page 722, all as made applicable by Book 5035, page 967, Register's Office for said County.

4. Restrictive covenants contained in instrument of record in Book 4784, page 659, and in deed of record in Book 5715, page 331, as clarified by Declaration of record in Book 7012, page 61, and Book 7487, page 952, Register's Office for said County.

5. Matters shown on the Plan of Record in Book 5190, page 490, Register's Office for said County.

37187
IDENTIF. & REFERENCE
95 FEB 27 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.



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

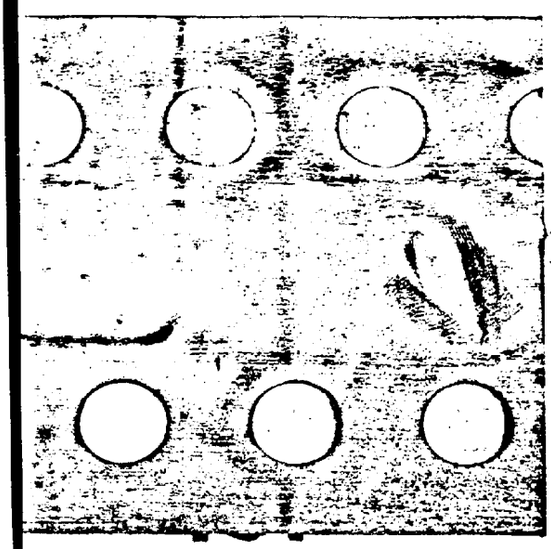
RECEIVED OF _____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~985000.00~~

CON TX	~~3644.50~~
PRFEE	1.00
WDEED	24.00
TOTAL	3669.50
CHECK	3669.50

02/27/95 01 09:58 0001 5016

37187
IDENTIF. & REFERENCE

95 FEB 27 AM 9:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884691