4

BOOK 9614 PG 332

SPECIAL WARRANTY DEED

FROM: LynCorp, Inc.

TO: Tennessee Real Estate Investments, L.P.

This instrument prepared by:
Joseph N. Barker
Farris, Warfield & Kanaday
1900 Third National Financial Center
Nashville, TN 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
Tennessee Real Estate Investments, L.P. 1209 McGrace Lane Nashville, TN 37215	Same	Map 106 Parcel 115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ($3,935,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of March, 1995.

Notary Public

My Commission Expires: 9-21-96

FOR AND IN CONSIDERATION OF the sum of $ 3,935,000.00 the receipt and sufficiency of which is hereby acknowledged, LynCorp, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Tennessee Real Estate Investments, L.P., a Tennessee limited partnership (the "Grantee"), 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 (the "Property").

The Property is improved property known as 301 Plus Park Boulevard.

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, 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 the Grantee, its 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 its hand this 8th day of March, 1995.

LynCorp, Inc.

By: Lyn Sohr

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tammy L. Masley, a Notary Public of said County and State, personally appeared Lyn Sohr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of LynCorp, Inc., a corporation, the within named bargainor, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of ~~him~~her self as Vice President of LynCorp, Inc.

Witness my hand and seal, at Office, this 8th day of March, 1995.

Tammy L. Masley
Notary Public

My Commission Expires: 9-21-96

TAMMY L. MASLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

40447
IDENTIF. & REFERENCE

95 MAR -8 PM 4:13
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

8607 03/09 0101 03CHECK 14580.50

163850.1 2/28/95

EXHIBIT A TO
SPECIAL WARRANTY DEED

Property Description

Land in Davidson County, Tennessee, being Lot No. 1, The Plus Park, Section I, as of record in Book 4300, page 77, Register's Office for said County, described according to a survey of Parrish-Ragan, Inc., dated January 5, 1971, as follows:

BEGINNING at a Highway monument 100 feet east of Station HN 483 plus 40 of Interstate 24, said monument being the northwest corner of Parcel No. 85.3 Property Map 119-3, a tract formerly owned by Claude O. Sharpe, said monument is also a westerly corner of Parcel No. 27 on Property Map 106; thence North 1" 36' East, a distance of 463.40 feet to a concrete monument; thence North 85°43'40" East, a distance of 242.98 feet to a concrete monument; thence in a southerly direction with the westerly margin of Plus Park Boulevard, a 60 foot road, and a 352.53 foot radius curve to the left, a distance of 205.80 feet to a concrete monument; thence South 37°43'16" East, a distance of 162.88 feet to a concrete monument; thence with a 280.34 foot radius curve to the right, a distance of 190.98 feet to a concrete monument; thence South 1°18'44" West a distance of 203.63 feet to a concrete monument; thence North 86°46' West, a distance of 328.40 feet to an iron pin in a 30" tree; thence North 87°41' West a distance of 154.65 feet to a concrete monument; thence North 2°40' West, a distance of 12.60 feet to a concrete monument; thence North 00°28' East, a distance of 180.92 feet to the point of beginning, and containing 6.245 acres.

Being a portion of the same property conveyed to LynCorp, Inc., a Tennessee corporation, by deed of record in Book 9304, page 20, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B TO
SPECIAL WARRANTY DEED

Encumbrances

1. Taxes, assessments and any other governmental charge or lien on the Property, not yet due and payable. Seller's payment of any 1992 real estate taxes due and owing shall be based upon the "Initial Decision and order" of the Tennessee State Board of Equalization, dated June 11, 1993, unless on or before Closing a final decision and order has been rendered, in which event such final decision and order shall apply.

2. Any state of facts which an accurate survey might show.

3. Utility easements or rights of way provided same are not violated by the present improvements on the Property.

4. Lack of direct access to Interstate I-24 from the premises in question, such right of access having been condemned in Suite No. 68154, 3rd Circuit Court of Davidson County, Tennessee.

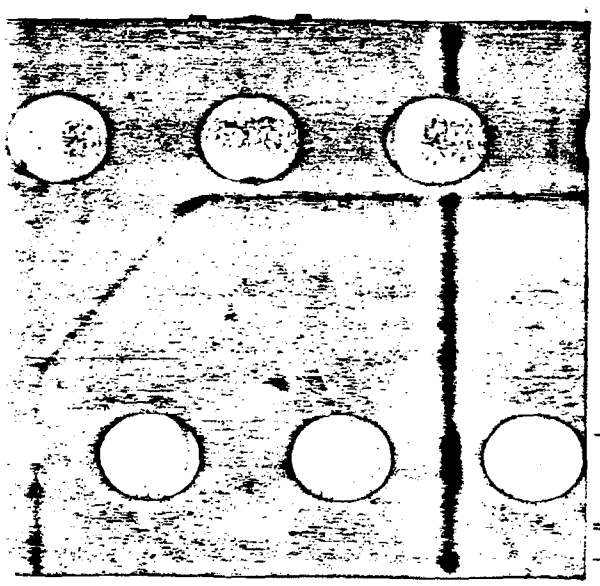
5. Easements, Covenants and Restrictions between Nashville Corporate Center Associates and Edgar E. Fulcher and John Gianikas, Trustees, of record in Book 6668, page 755, in said Register's office.

6. Subjection to all matters shown on the Plan of record in Book 4300, page 77, Register's office for Davidson County, Tennessee, which shows an Owner's Certificate, a 30 foot minimum building setback line from Plus Park Boulevard, a 15 foot utility and drainage easement along the northerly, southerly and the southerly part of the westerly boundary of the lot, and a 20 foot sewer and utility easement along the northerly part of the westerly boundary, extending southeasterly into the lot, and a 8" manhole and sewer line along the northerly part of the westerly boundary, extending southeasterly on the lot.

7. Easement for 8 inch sanitary sewer line conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, of record in Book 4593, page 952, in said Register's Office.

8. Restrictions and easements as contained in Book 4530, page 348, in said Register's Office.

9. Deed of Trust to John A. Gupton III, as Trustee recorded in Book 9304, page 25, assigned to secure Nashville 301 Building Company, by virtue of assignment recorded in Book 9304, page 52, in said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

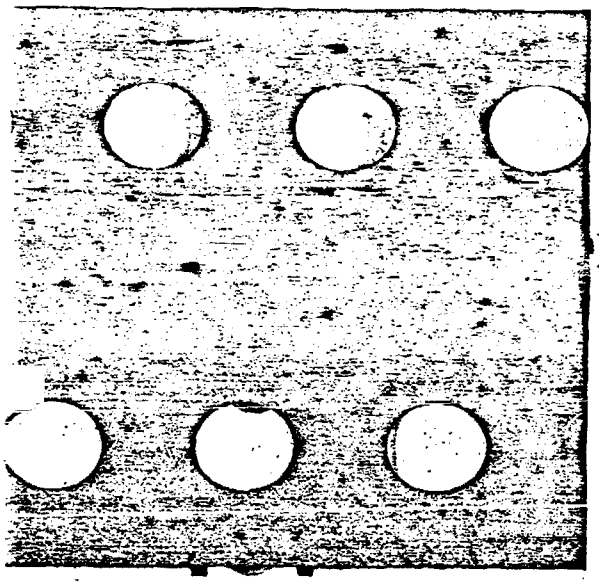
RECEIVED OF _____

FOR _____

BOOK 9614 PG 337

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
3935000.00
CON TX 14559.50
PRFEE 1.00
WDEED 20.00
TOTAL 14580.50
CHECK 14580.50
03/08/95 01 16:14 0001 8607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40447
IDENTIF. & REFERENCE

95 MAR -8 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 888236