0078827
IDENTIF. # REFERENCE

This document was prepared by:
William R. Blackard, Jr.
Suite 1609
112 West Adams Street
Jacksonville, Florida 32202

95 JUL 13 PM 2:50

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9730 PG 277

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Owner's Address for
Tax Statements:

Ranger Investments, Inc.
P. O. Box 359
Jacksonville, Florida 32201-0359

The actual consideration or value,
whichever is greater, for this transfer is $3,600,000.00

Map & Parcel No.
93-2-4-38
93-6-2-66
93-2-4-20

Subscribed and sworn to before me on this 30th day of June, 1995.

Notary Public
My Commission Expires:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Corim Tennessee, Inc.**, a Tennessee Corporation with a mailing address of 172 2nd Avenue North, Suite 112, Nashville, Tennessee 37201 ("Grantor"), for and in consideration of ten dollars, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto **Ranger Investments, Inc.,** with a mailing address of P.O. Box 359, Jacksonville Florida 32201-0359, all of its right, title and interest in and to that certain property more particularly described in Exhibit "A" attached hereto and made a part hereof, to have and to hold together with all and singular the rights and appurtenances thereto in anywise belonging thereto with warranty covenants against every person lawfully claiming by, through, or under Grantor, but not otherwise.

This conveyance is subject to Declaration of Reciprocal Easements of record in Book 5927, page 130, as amended in Book 6719, page 559, said Register's Office; SUBJECT to Tennessee Conservation Easement of record in Book 6462, page 13, as to TRACT II, said Register's Office; SUBJECT to restrictions shown on plat recorded in Book 5800, page 64 said Register's office; SUBJECT to party walls(s) situated partly on the insured property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded in Book 6727, page 669, said Register's Office; SUBJECT to

Tennessee Conservation Easement of record in 6206, page 87 as to TRACT III, said Register's Office; and SUBJECT to Easement Agreement for fire vaults as set forth in Book 1944, page 248, said Register's Office.

In witness whereof, this Special Warranty Deed has been executed this 20th day of June, 1995.

Signed and delivered in the presence of:

Marianne Heffner

CORIM TENNESSEE, INC.

Ben H. Willingham, Jr., Its President

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BEN H. WILLINGHAM, 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 CORIM TENNESSEE, INC.**, a corporation, and that he as such **PRESIDENT,** executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **PRESIDENT.**

Witness my hand and official seal at Jacksonville, this 20th day of June 1995.

Susan H. Whitlatch

Notary Public

SUSAN H. WHITLATCH
MY COMMISSION # CC036018 EXPIRES
August 30, 1998
NOTARY PUBLIC UNDERWRITERS, INC.

Commission Expires:

EXHIBIT "A"

TRACT I:

LAND in Davidson County, Tennessee, being a portion of Lot No. 12, on the Original Town of Nashville and being described as follows:

LOT No. 2 on the Resubdivision of part of Lot No. 12 of the Original Town of Nashville, of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot No. 12 of the Original Town of Nashville, 170-172 Second Avenue North, of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee, and described according to a survey of Barge, Waggoner, Sumner & Cannon, dated November 29, 1983, as follows:

BEGINNING at a point in the easterly margin of Second Avenue North (formerly Market Street), said point being South 27 deg. 01' East, 183.2 feet from the southerly margin of Church Street; thence, leaving said margin, North 63 deg. 20' East, 97.75 feet; thence, South 26 deg. 50' East, 27.50 feet; thence, North 63 deg. 29' East, 111.40 feet to the westerly margin of First Avenue North (formerly Water or Front Street); thence, with said margin, South 27 deg. 02' East, 44.35 feet; thence leaving said margin, South 62 deg. 08' West, 105.0 feet; thence, North 27 deg. 16' West, 18.8 feet; thence South 63 deg. 06' West, 104.0 feet to the easterly margin of Second Avenue North; thence with said margin, North 27 deg. 01' West, 55.97 feet to the point of beginning.

TRACT III:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Second Avenue North, and being more particularly described as follows:

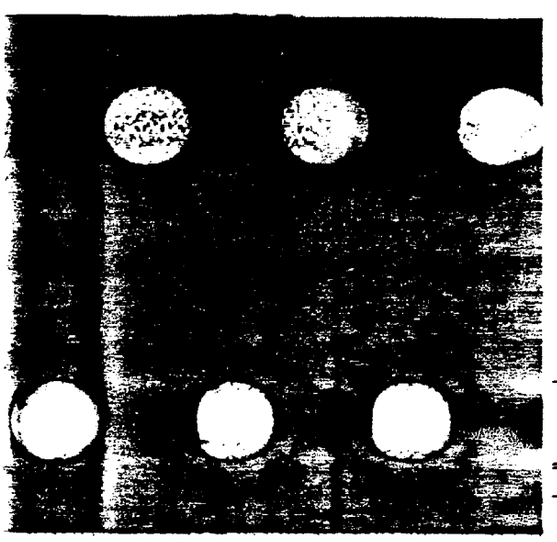
BEGINNING at a point in the easterly margin of Second Avenue North, said point being South 27 deg. 01' East, 149.70 feet from the southerly margin of Church Street, as measured along said easterly margin of Second Avenue North, said point also being the southwesterly corner of the property conveyed to 176 Limited by deed of record in Book 5916, page 866, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the herein described parcel; thence, leaving said easterly margin of Second Avenue North, with the southerly line of the property conveyed to the aforementioned 176 Limited, North 63 deg. 20' East, 209.04 feet to a point in the westerly margin of First Avenue North, thence, with said westerly margin of First Avenue North, South 27 deg. 02' East, 33.50 feet to a point; thence, leaving said westerly margin of First Avenue North with the northerly line of Lot Nos. 1 and 2, as shown on the plan of Resubdivision Part of Lot No. 12, Original Town of Nashville, as of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee, South 63 deg. 20' West, 209.05 feet to a point in the easterly margin of Second Avenue North; thence with said easterly margin of Second Avenue North, North 27 deg. 01' West, 33.50 feet to the point of beginning.

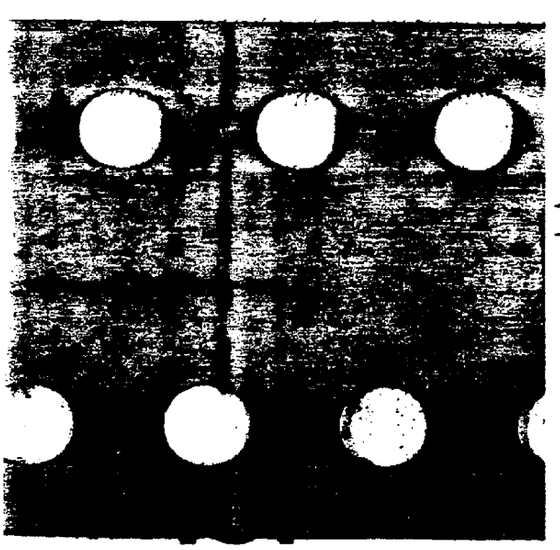
Being the same property conveyed to CORIM TENNESSEE, INC. by Special Warranty Deed from UNUM Life Insurance Company of America, of record in Book 8495, page 261, Register's Office, Davidson County, TN.

This is improved property located at 170-174 Second Avenue, North, Nashville, TN.

The above legal description is identical to the legal description in the previous deed of record.

9882 97/13 1:01 CHECK 13333.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9730 PG 280

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
3600000.00
CON TX 13320.00
PRFEE 1.00
WDEED 12.00
TOTAL 13333.00
CHECK 13333.00

07/13/95 01 14:53 0001 0882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078827
IDENTIF. & REFERENCE

95 JUL 13 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929996