This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

Fill Box 21-A

SPECIAL WARRANTY DEED

BOOK 9760 PG 420

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Fesslers Business Center, LLC P. O. Box 217 131 West Main Street Second Floor Parsons, Tennessee 38363	Same	94-13-125

1613 08/11 0101 03CHECK 10709.70

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROY C. FLOWERS, an unmarried man (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said FESSLERS BUSINESS CENTER, LLC, a Tennessee Limited Liability Company (the "Grantee"), its successors, representatives and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes and except as follows:

1. Current year real property taxes;

2. Easements retained by Metro in Ordinance No. 94-1270;

3. Items shown on the plat of record in Book 7900, page 955, in the Register's Office for Davidson County, Tennessee.

4. 3M Media Lease Renewal Agreement of record in Book 9619 page 197, in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of August, 1995.

Roy C Flowers
ROY C. FLOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY C. FLOWERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 11th day of AUGUST, 1995.

Sam J. Hodges III
NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,891,000.00.

Affiant

Subscribed and sworn before me this 11th day of AUGUST, 1995.

Sam J. Hodges III
NOTARY PUBLIC

My Commission Expires: 1-24-98

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EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 9760PG422

A tract of land in the First Civil District, 16th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee; said tract being all and the same as Parcel 125 on Metro Property Map 94-13 as shown on the plat of Fessler Interstate Business Center of record in Book 7900, page 955, Register's Office for Davidson County, Tennessee; said tract being more particularly described as follows:

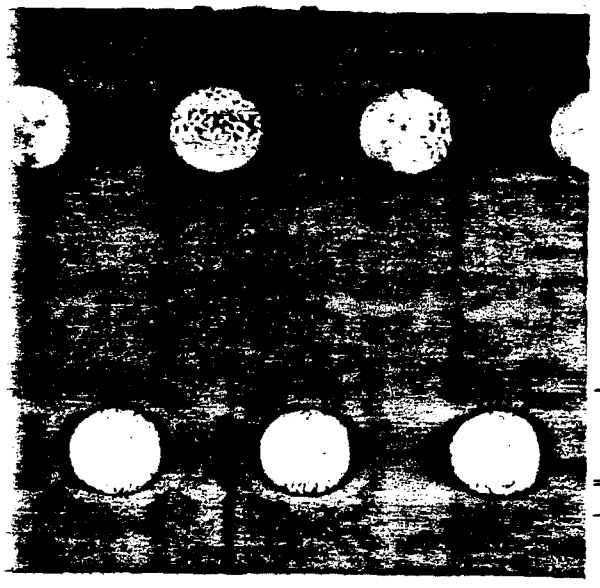
BEGINNING at an existing iron pin at the right-of-way intersection of Interstate 40 and the northerly right-of-way line of Rundle Avenue, a 50-foot road; said iron pin also being the southeasterly corner of the herein described tract; thence,

1. With said northerly right-of-way line of Rundle Avenue, North 83° 46' 52" West, 733.99 feet to a point in the easterly property line of the National Christian Missionary Convention, Inc. of record in Book 6616, page 131, Register's Office for Davidson County, Tennessee; thence,
2. With said easterly property line, North 30° 52' 24" East, 447.84 feet to a point in the southerly property line of Cummings Incorporated International Sign Service of record in Book 7402, page 53, Register's Office for Davidson County, Tennessee; thence,
3. With said southerly line, in part, South 61° 27' 39" East, 6.69 feet to a point in the easterly property line of said Cummings Incorporated International Sign Service; thence,
4. With said easterly line, North 31° 41' 31" East, 44.02 feet to an existing iron pin; thence,
5. North 07° 28' 43" East, 113.48 feet to an existing iron pin in the southwesterly right-of-way line of Interstate 40; thence,
6. With the right-of-way of said Interstate 40, South 49° 57' 34" East, 197.33 feet to an iron pin set in concrete monument; thence,
7. South 09° 06' 42" West, 47.02 feet to an existing concrete highway monument; thence,
8. South 86° 40' 33" East, 70.66 feet to an existing concrete highway monument; thence,
9. South 46° 46' 28" East, 53.84 feet to an existing concrete highway monument; thence,
10. South 37° 42' 00" East, 367.09 feet to an existing railroad spike in broken concrete highway monument; thence,
11. South 11° 37' 26" West, 108.10 feet to the point of beginning and containing 236,849 square feet or 5.437 acres, more or less, as described on the survey by Ragan-Smith-Associates, Inc., Job No. 87-136/4813, revision 5, dated June 7, 1995.

BEING the same property conveyed to Sam D. Hodges, III, Trustee, by Deed of Record in Book 9152, page 590, Register's Office for Davidson County, Tennessee, and being further conveyed by Quitclaim Deed of record in Book 9760, page 417, said Register's Office, to Roy C. Flowers.
and

BEING the same property conveyed to Roy C. Flowers d/b/a Fessler Interstate Business Center, by Deed of Record in Book 9488, page 83, Register's Office for Davidson County, Tennessee.

00088698
IDENTIFICATION REFERENCE
1995
95 AUG 11 PM 1:22
LIVINGSTON REGISTER
DAVIDSON COUNTY, TN.



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

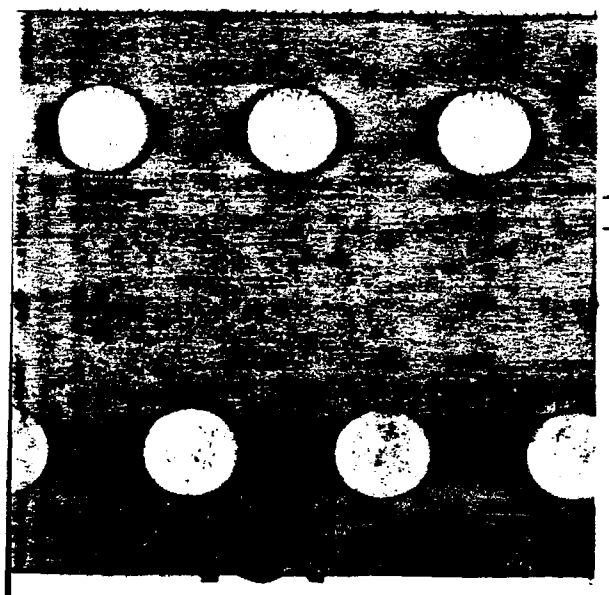
RECEIVED OF _____

FOR _____

BOOK 9760 PG 423

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
2891000.00
CON TX 10696.70
PRFEE 1.00
MDEED 12.00
TOTAL 10709.70
CHECK 10709.70

08/11/95 01 13:24 0001 1613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088698
IDENTIF. ↑ REFERENCE

95 AUG 11 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 940610