BOOK 9812 PG 887

35

This Instrument Was Prepared By:
Richard L. Wood
BROWN TODD & HEYBURN PLLC
3200 Providian Center
Louisville, KY 40202

Address New Owner(s):	Send Tax Bills to:	Map: 93-6-1
500 Church Street, L.P.	3309 Fairmont Drive	Parcel: 40
c/o Grace Development, Inc.	Nashville, TN 37203	Field Book:
3309 Fairmont Drive		6W01580
Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Peoples Security Life Insurance Company, a North Carolina Corporation c/o Providian Capital Management Real Estate Services, Inc., 400 W. Market Street, Louisville, Kentucky 40202 (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to 500 Church Street, L.P., a Tennessee limited partnership, c/o Grace Development, Inc., 3309 Fairmont Drive, Nashville, Tennessee 37203, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto as a part hereof.

This is improved property known as the St. Cloud Corner Building, located at Fifth Avenue North at Church Street, Nashville, Tennessee.

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

95 OCT -2 PM 1:33
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0107114
IDENTIF. ↑ REFERENCE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of September, 1995.

Peoples Security Life Insurance Company

By _____

Title 2nd VP

STATE OF Kentucky)
)
COUNTY OF Jefferson)

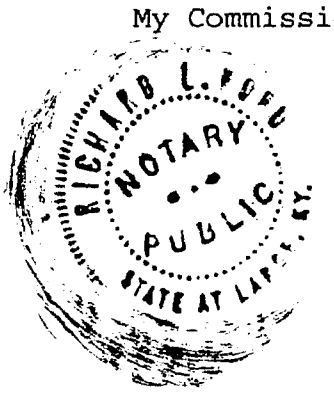
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas A. Owen, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her) self to be 2d Vice President of Peoples Security Life Insurance Company, a North Carolina corporation, the within named bargainor, a corporation, and that he as such 2d Vice President, being authorized so to do, executed the foregoing instrument of the purposes therein contained, by signing the name of the corporation by himself as 2d Vice President.

Witness my hand and seal, at office in Jefferson County, Kentucky, this 28 day of September, 19 95.

Richard L Wood

Notary Public - Richard L. Wood

My Commission Expires: June 25, 1996



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.

John R. Grace, V.P.
Affiant

Subscribed and sworn to before me this 29th day of September, 1995.

Melanie D. Hunter
Notary Public

My Commission Expires: 07/25/98

27:mlg:85
MCB.E4714
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cab 09-23-95 10:39

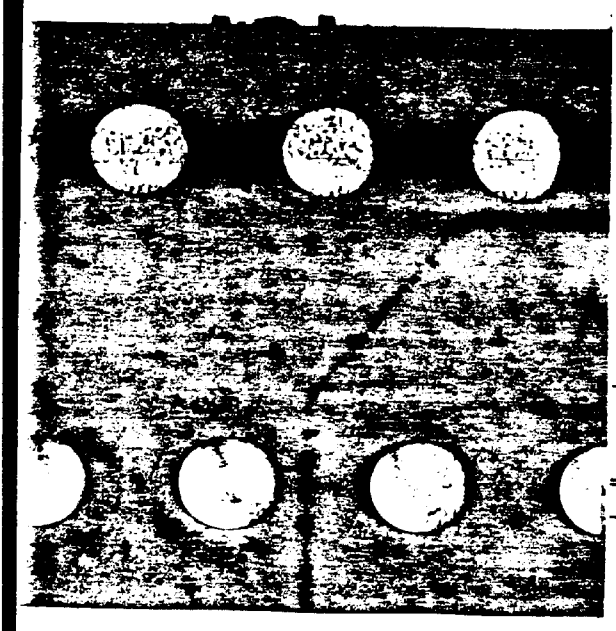
EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 89 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning at a tack at the intersection of the southerly margin of Fifth Avenue North and the westerly margin of Church Street; thence South 46 deg. 08 min. 54 sec. West 80.19 feet to a building corner; thence North 43 deg. 51 min. 06 sec. West 60.58 feet to a point; thence South 46 deg. 02 min. 19 sec. West 91.81 feet to a P.K. nail; thence North 43 deg. 55 min. 11 sec. West 60.80 feet to a P.K. nail; thence North 45 deg. 56 min. 54 sec. East 172.00 feet to a P.K. nail; thence South 43 deg. 53 min. 16 sec. East 121.80 feet to the point of beginning, containing 15,342.7338 square feet or 0.3522 acres.

Being the same property conveyed to Peoples Security Life Insurance company by Trustee's Deed from Jack F. King, Jr., Trustee, of record in Book 8209, page 646, said Register's Office.

1342 10/02 0101 03CHECK 12227.00



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

RECEIVED OF _____

FOR _____

BOOK 9812 PG 891

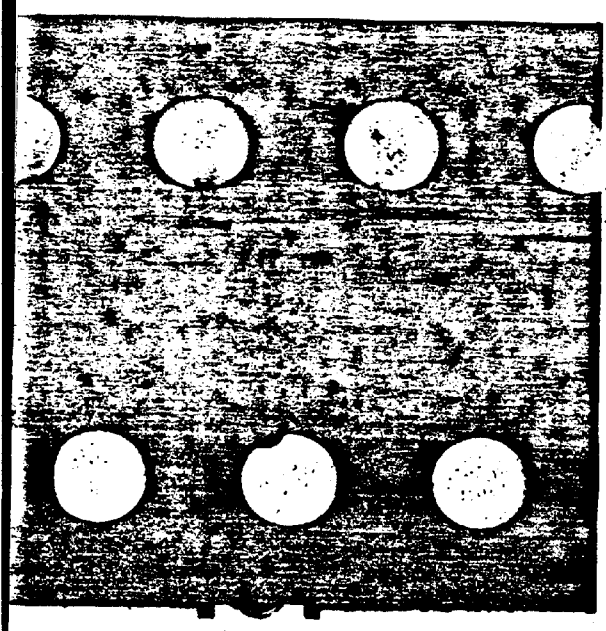
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3300000.00
CON TX 12210.00
PRFEE 1.00
MDEED 16.00
TOTAL 12227.00
CHECK 12227.00

10/02/95 01 13:35 0001 1342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0107114
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 1:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960134