SPECIAL WARRANTY DEED

FROM: John B. Kohl, III, and James F. Donnelly

TO: DAN Properties, L.P., a Tennessee limited partnership

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
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
DAN Properties, L.P. 219 Burlington Place Nashville, TN 37215	SAME	Map 168, Parcel 121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED FIFTY and 00 /100 Dollars ($150,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of October, 1995.

Notary Public

My Commission Expires: 9-21-96

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John B. Kohl, III and James F. Donnelly (collectively, the "Grantors") have bargained and sold, and by these presents do transfer and convey unto DAN Properties, 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 9036 Hester Beasley Road, Nashville, Tennessee 37221.

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 Grantors do covenant and bind Grantors, their heirs, 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 our hands this 31st day of October, 1995.

JOHN B. KOHL, III

JAMES F. DONNELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles A. Howell IV, a Notary Public of said County and State, JOHN B. KOHL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31 day of October, 1995.

Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles A. Howell IV, a Notary Public of said County and State, JAMES F. DONNELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31 day of October, 1995.

Notary Public

My Commission Expires: 9-21-96

EXHIBIT A

Property Description

Land in the 9th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a stone at northeast corner of a small tract of one acre and 89 poles, sold to W. T. Beasley by S. S. Hester and registered in Book 452, page 171, Register's Office for said County, and runs with the east boundary of the same and with the county road S 74° E 56-1/3 poles to a stone on the bank of a branch near the Granny Spring; thence 54° E 20 to a stake in the forks of a branch in a short hollow; thence S 72° E 19 poles to a stake with beech pointers, Linton's corner; thence with Linton's line 86-1/2° E 119 poles to a stake with dogwood, sassafras, and beech pointers, said Linton's and Pott's corner; thence N 30° W 106.5 poles to a stone opposite a mouth of a creek; thence N 41° W 26 poles to an elm in the creek; thence N 15° W 13.5 poles to a stake in May's west boundary line and at a south edge of the road leading from the county road to the said May's house; thence with said road S 61° to and with the said County Road, in all 92 poles to the beginning, containing 76 acres, and 92 poles, more or less.

INCLUDED BUT EXCLUDED from the above described tract of land is 3-1/4 acres sold to James L. Roberts and wife, Irene Roberts, of record in Book 3869, page 9, Register's Office for said County, also a tract of land containing 1.23 acres conveyed to Herbert O. King and wife, of record in Book 4046, page 13, Register's Office for said County.

Being the same property conveyed to John B. Kohl III and James F. Donnelly, by deed from James S. Austin and wife, Dixie Pauline Austin, of record in Book 4655, page 423, Register's Office for Davidson County, Tennessee.

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

EXHIBIT B

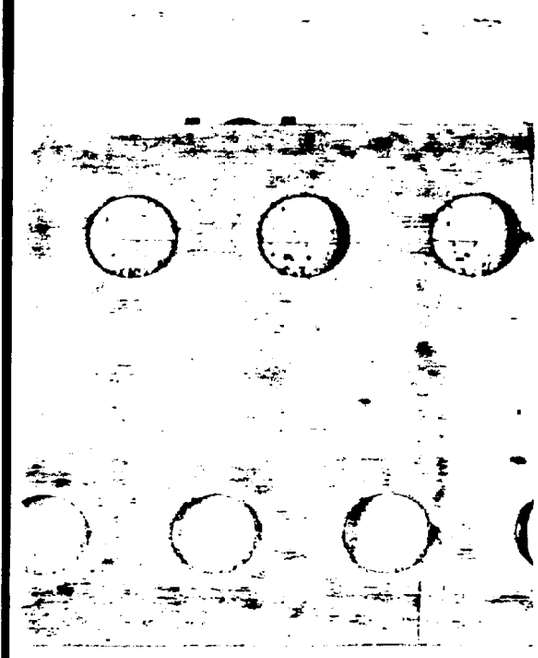
Encumbrances

1. Taxes for 1995, a lien not yet due and payable, which have been prorated and will be assumed by Grantee.

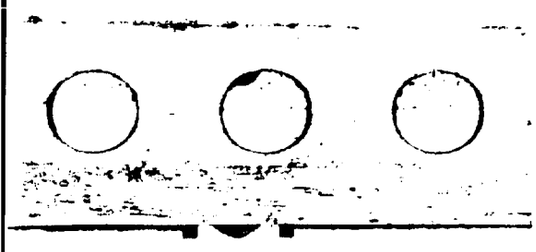
2. Easement for flow of creek.

3529 11/01 0101 03CHECK 576.00

011348
RECEIVED FOR REFERENCE
95 NOV -1 PM 3:09
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.
PICK-UP







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

RECEIVED OF _____

FOR _____

BOOK 9846PG379

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	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	20.00
TOTAL	576.00
CHECK	576.00

11/01/95 01 15:12 0001 3529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01184;88

CENTRAL REFERENCE

95 NOV -1 PM 3:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972167