SPECIAL WARRANTY DEED

FROM:	SunTrust Bank, Nashville N.A., Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday 424 Church Street, 18th Floor
TO:	Rochford Realty and Construction Co., Inc., Grantee	SunTrust 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
2200 Abbott Martin Road Nashville, TN 37215	Same	104-14G-43

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty Two Thousand Eight Hundred Eighty Nine Dollars ($82,889.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of December, 1995.

Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of Eighty Two Thousand Eight Hundred Eighty Nine Dollars ($82,889.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Rochford Realty and Construction Co., Inc., Grantee, its heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 110 on the Revised Final Plan of Whitworth, Phase 01, as shown on plat of record in Plat Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Third National Bank in Nashville, by Deed from RCC Associates, a Delaware limited partnership, of record in Book 8236,

page 176, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 110 of Whitworth Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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 heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and/or 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 above to which this conveyance is expressly made subject.

Witness my hand this 29 day of December, 1995.

SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: Commercial Loan Officer

By: _____

Title: Sr Vice Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Nealia Parish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Commercial Loan Officer (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that she as such Commercial Loan Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as Commercial Loan Officer

Witness my hand and seal, at Office in Nashville this 29 day of December, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Joe Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Group Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that he as such Group Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Group Vice President

Witness my hand and seal, at Office in Nashville this 29 day of December, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

0136539
IDENTIF. & REFERENCE

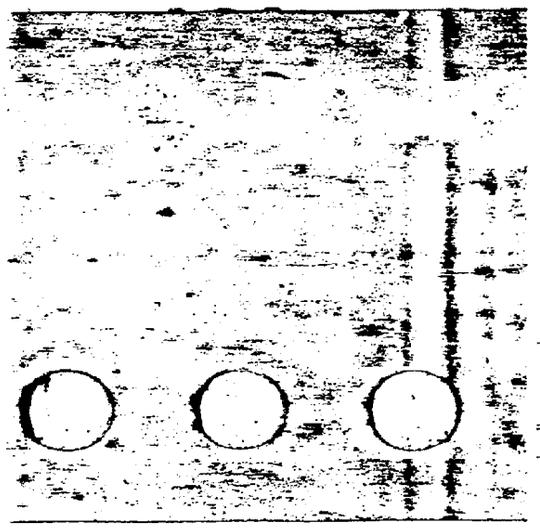
95 DEC 29 PM 2:43
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

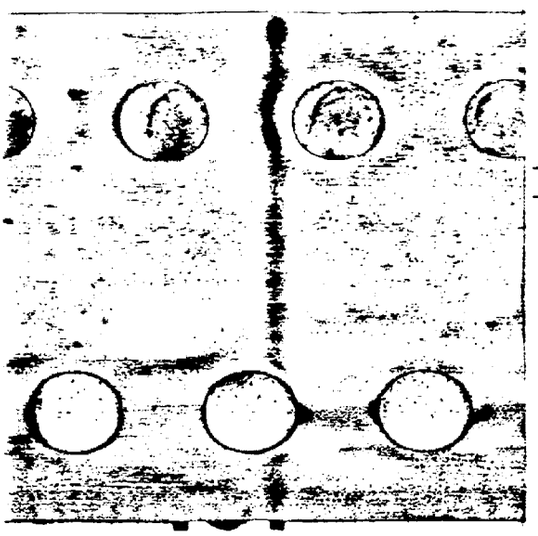
EXHIBIT A

1. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

2. Taxes for 1996 constitute a lien, but are not yet due and payable.

3151 12/29 0101 03CHECK 323.73





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 837

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 82889.00
CON TX 306.73
PRFEE 1.00
WDEED 16.00
TOTAL 323.73
CHECK 323.73

12/29/95 01 14:43 0001 3151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136539
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991531