BOOK 9959PG443

SPECIAL WARRANTY DEED

FROM: LynCorp, Inc.

TO: Tennessee Real Estate Investments, L.P.

This instrument prepared by:
Joseph N. Barker
Farris, Warfield & Kanaday
Suite 1900, SunTrust Center
Nashville, TN 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible	Map-Parcel Numbers
Tennessee Real Estate Investments, L.P. 4521 Trousdale Drive Nashville, TN 37204	for the Payment of Real Property Taxes Same	Map 133 Parcel 90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Two Hundred Thousand Dollars ($3,200,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of February, 1996.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other valuable consideration, including the assumption by Grantee of Five Hundred Thousand and No/100 Dollars ($500,000.00) of existing indebtedness secured by Deed of Trust, Assignment of Leases and Security Agreement of

record in Book 9401, page 358, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Deed of Trust of record in Book 9550, page 432, said Register's Office, the receipt and sufficiency of which is hereby acknowledged, LynCorp, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Tennessee Real Estate Investments, 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 500 Allied Drive at Trousdale Drive and 3600 Trousdale Drive at Veritas Street.

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 Grantor does further covenant and bind Grantor, its 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 its hand this 27th day of February, 1996.

LynCorp, Inc.

By: _____ Deed
Ronald M. Sohr

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Ronald M. Sohr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of LynCorp, Inc., a corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of himself as President of LynCorp, Inc.

Witness my hand and seal, at Office, this 27th day of February, 1996.

_____
Notary Public

My Commission Expires: 11/20/96

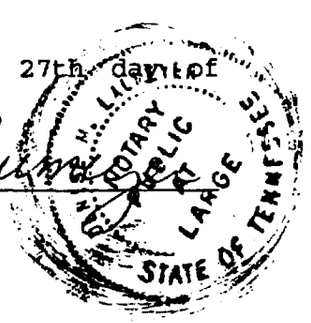


EXHIBIT A TO
SPECIAL WARRANTY DEED

Property Description

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot Numbered 1 and the reserve parcel on the Plat of the Resubdivision of Lot Number 2 of East Radnor Industrial Subdivision, Section 2, as of record in Book 4300, page 169, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to LynCorp, Inc., a Tennessee corporation, by deed from Trust Company Bank, a Georgia banking corporation, as Trustee, of record in Book 9401, page 331, said Register's Office.

This real property is commonly known as 500 ALLIED DRIVE AT TROUSDALE DRIVE, NASHVILLE, TENNESSEE.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of the Resubdivision of Lot No. 2 on the East Radnor Industrial Subdivision, Section 2, of record in Book 4300, page 169, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to LynCorp, Inc., a Tennessee corporation, by deed from Trust Company Bank, a Georgia banking corporation, as Trustee, of record in Book 9401, page 331, Register's Office for Davidson County, Tennessee.

This real property is commonly known as 3600 TROUSDALE DRIVE AT VERITAS STREET, NASHVILLE, TENNESSEE.

EXHIBIT B TO
SPECIAL WARRANTY DEED

Encumbrances

1. Deed of Trust, Assignment of Leases and Security Agreement given to Shannon LeRoy, as Trustee in Book 9401, page 358, Register's Office for Davidson County, securing First Union National Bank of Tennessee, as amended in First Amendment to Deed of Trust of record in Book 9550, page 432, said Register's Office.

2. Financing Statement securing First Union National Bank of Tennessee of record in Book 9401, page 390.

3. All matters as shown on the Plan of record in Book 3700, page 77, said Register's Office.

4. All matters as shown on the Plan of record in Book 4300, page 169, said Register's Office.

5. Underground foundation easement of record in Book 5822, page 660, said Register's Office.

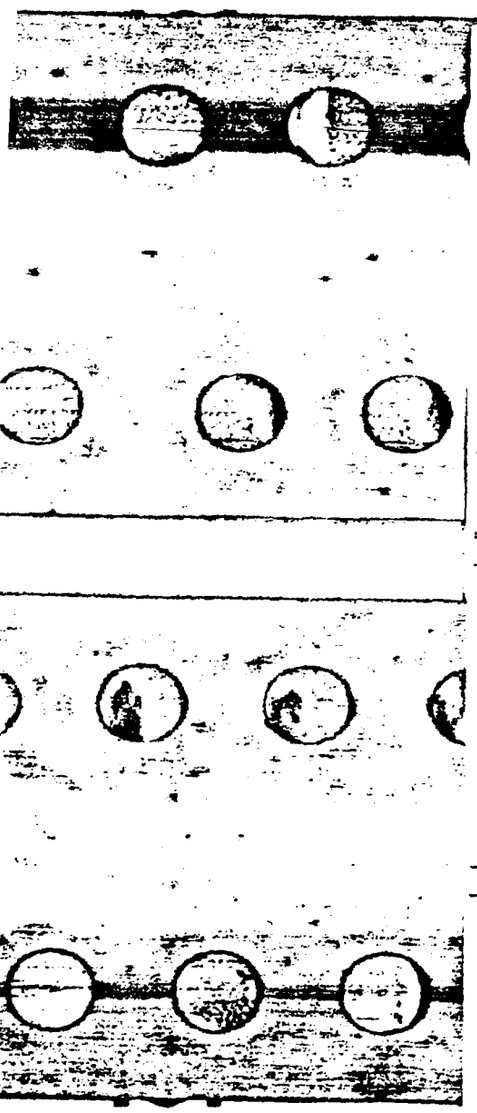
6. Fifty foot wide perpetual easement reserved by the Louisville and Nashville Railroad Company in the deed of record in Book 4056, page 27, said Register's Office.

7. Twenty foot wide easement for sewer line, of record in Book 4792, page 511, said Register's Office.

8. Rights of tenants in possession as "Tenants Only".

0154192
IDENTIF. ↑ REFERENCE
PICK-UP
96 FEB 27 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2073 02/27 0101 03CHECK 11861.00



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

RECEIVED OF _____

FOR _____

BOOK 9959 PG 448

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
3200000.00
CON TX 11840.00
PRFEE 1.00
RFEE 20.00
TOTAL 11861.00
CHECK 11861.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/96 01 16:03 0001 2073

015419 2
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010221