40-A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 9972 PG 241

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,740.00.

Affiant

Subscribed and sworn to before me this 6 day of March, 1996.

Notary Public

My Commission Expires: 9/18/99

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
SWF, LLC 2002 Charlotte Avenue Nashville, TN 37203	New Owner	Map 79 Parcel 81

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE METROPOLITAN PORT AUTHORITY, AN AGENCY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto SWF, LLC, hereinafter "GRANTEE", its heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is UNIMPROVED property located on Cockrill Bend Circle in Nashville, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instruments of record in Book 6266, page 279; Book 6798, page 309; Book 6823, page 645; and Book 8969, page 111, all being recorded in the Register's Office for Davidson County, Tennessee. This property is classified as exempt regarding real estate taxes for 1996, but taxable as of date of this transfer, pursuant to Section 67-5-201, Tennessee Code Annotated, Chapter 226, Acts of 1973.

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, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand on this the ____ day of _____, 1996.

METROPOLITAN PORT AUTHORITY

By: Robert J. Gardenhire

Title: Chairman of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Philip Bredesen
Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: Eileen Getter
Metropolitan Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared ROBERT GARDENHIRE , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIS self to be Chairman of The Metropolitan Port Authority , the within named bargainor, and that _____ as such Chairman executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Port Authority by HIS self as such Chairman.

Witness my hand and official seal at office, this 6TH day of MARCH, 1996.

Lisa A. Lanius
Notary Public

My Commission Expires: 11-20-96

LISA A. LANIUS
Notary Public at Large
Davidson County, Tennessee
My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip Bredesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor of Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Mayor executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by himself as such Mayor.

Witness my hand and official seal at office, this 14th day of February, 1996.

Janie Conyers
Notary Public

My Commission Expires: Nov. 22, 1997

EXHIBIT "A"

BOOK 9972 PG 243

Being a parcel of land in Nashville, First Civil District, Twenty Second Councilmanic District, Davidson County, Tennessee, located on the northerly side of Cockrill Bend Circle, east of Cockrill Bend Boulevard, being a part of the property conveyed to the Metropolitan Port Authority by deed of record in Book 6798, Page 309, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Cockrill Bend Circle, said iron pin being N 58° 43' 00", E 283.94 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard;

THENCE, leaving said right-of-way line with the easterly line of Lot No. 3, as shown on the plan of Cockrill Bend Boulevard Complex, Section Four, as of record in Book 6200, Page 683, R.O.D.C. N 27° 09' 00" W, 488.72 feet to an iron pin in the southerly line of Lot No.4 as shown on the plan of Section Five, Cockrill Bend Industrial Complex as of record in Book 6200, Page 723, R.O.D.C.;

THENCE, with said line N 65° 36' 00" W, 156.29 feet to an point in the southerly line of Lot No. 6 as shown on the plan of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.;

THENCE, with said line S 27° 09' 00" E, 469.95 feet to an iron pin in the northerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line S 58° 43' 00" W, 156.52 feet to the point of beginning;

Containing 74,828 square feet or 1.72 Acres more or less;

File 14121-05
January 9, 1996
Barge, Waggoner, Sumner and Cannon

Being a part of the same property conveyed to The Metropolitan Port Authority by deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6798, page 309, Register's Office for Davidson County, Tennessee.

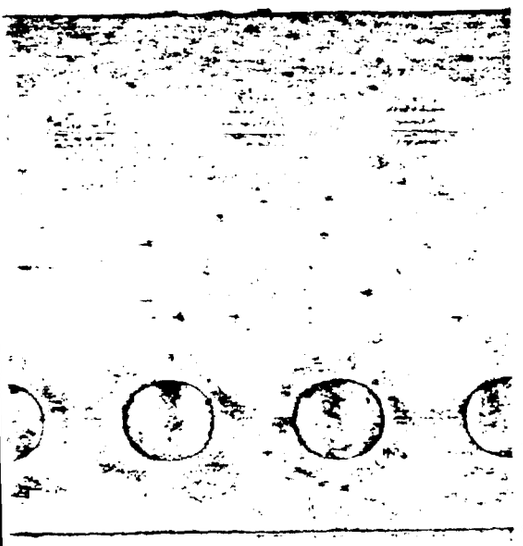
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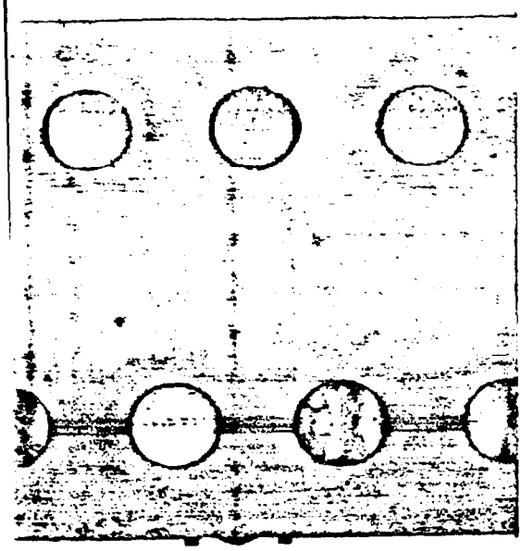
IDENTIFICATION REFERENCE

96 MAR -7 PM 1:37

FELIX [illegible]
DAVIDSON COUNTY, TN.

5788 03/07 0101 03CHECK 200.74





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

RECEIVED OF _____

FOR _____

BOOK 9972 PG 244

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 50740.00
CON TX 187.74
PRFEE 1.00
WDEED 12.00
TOTAL 200.74
CHECK 200.74

03/07/96 01 13:38 0001 5988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157878
IDENTIF. # REFERENCE

96 MAR -7 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014096