Bot 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9973 PG 600

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Central Parking System Realty, Inc.
2401 - 21st Avenue South, Suite 200
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
514 Church Street **Nashville, Tennessee**	**Map 093-06-1** **Parcel 028.00**

For and in consideration of the sum of One Dollar ($1.00), the receipt and adequacy of which are hereby acknowledged, **HARRIS A. GILBERT, AUBREY B. HARWELL, JR. AND MAXIE O. PATTON, CO-TRUSTEES, WITH FULL POWER TO TRANSFER, CONVEY, MORTGAGE, OR ENCUMBER WITHOUT JOINDER OF BENEFICIARY AND IRA L. MENDELL,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **CENTRAL PARKING SYSTEM REALTY, INC.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. Reservations and rights of utilities reserved in Ordinance No. 45-270 and any amendments thereto;

3. Title to that portion of the insured property within the bounds of any street, alley, road or avenue; and

4. Party wall(s) situated partly on the insured property and partly on adjoining properties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantors covenant with the Grantee, that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is

free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth herein.

The Grantors further covenant and bind themselves, their successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantors have caused their names to be signed hereto on this the 1st day of March 1996.

H A Gilbert, Co-Trustee
Harris A. Gilbert, Co-Trustee

A B Harwell, Jr. Co-Trustee
Aubrey B. Harwell, Jr., Co-Trustee

Maxie O. Patton, Co-Trustee
Maxie O. Patton, Co-Trustee

Ira L. Mendell
Ira L. Mendell

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

On this 7th day of March, 1996, before me personally appeared Harris A. Gilbert, Aubrey B. Harwell, Jr., Maxie O. Patton, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

David B. Herbert
Notary Public

My Commission Expires: _____

STATE OF FLORIDA]

COUNTY OF Sarasota **]**

On this 1st day of March, 1996, before me personally appeared Ira L. Mendell, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Linda A. Cronk
Notary Public

My Commission Expires: June 21, 1999

LINDA A. CRONK
MY COMMISSION # CC467907 EXPIRES
June 21, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

BOOK 9973PG602

STATE OF TENNESSEEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,275,000.00

Notary Public

My Commission Expires:_____

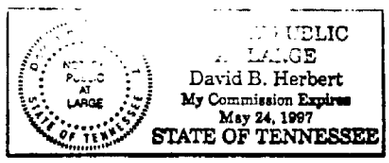


EXHIBIT "A"

A tract of land in the First Civil District of Davidson County, Tennessee, said tract being part of Lot 101 on the plan of original town of Nashville, not of record, and being more particularly described according to a survey dated August 17, 1994 and revised February 26, 1996, prepared by R. L. Montoya Land Surveying, Inc., as follows:

BEGINNING at a point in the East margin of Sixth Avenue North and the North margin of Church Street; thence, along the North margin of Church Street in a easterly direction North 53 degrees 12 minutes 28 seconds East 60 feet to a point, this being the point of beginning for this described tract, said point being the Southeast corner of Cornerstone Partnership L.P. as of record in Deed Book 8666, page 611, R.O.D.C., Tennessee and the Southwest corner of this described tract; thence, leaving the North margin of Church Street along the common line of this tract and Cornerstone Partnership L.P. tract (using Cornerstone calculated deed dimensions) North 36 degrees 52 minutes 17 seconds West 80.41 feet to a point; thence, North 53 degrees 07 minutes 43 seconds east 6.00 feet to a point; thence, North 36 degrees 52 minutes 17 seconds West 54.01 feet to a point in the south line of John H. Noel III (trustee) as of record in Deed Book 7537, page 974, R.O.D.C., Tennessee; thence, along said south line, the North line of this tract North 53 degrees 06 minutes 04 seconds east 106.18 feet to a point in the West margin of Alley No. 74; thence, with said West margin South 37 degrees 04 minutes 40 seconds East 134.63 feet to a point in the North margin of Church Street; thence along said North margin South 53 degrees 12 minutes 28 seconds west 112.66 feet to the point of beginning, containing 14,799.5 square feet, 0.34 acres more or less.

BEING the same property conveyed to Harris A. Gilbert, Aubrey B. Harwell, Jr., and Maxie O. Patton, Co-Trustees as to a one-half (1/2) undivided interest, by Installment Deed of record in Book 6032, page 321 and to Ira L. Mendell, as to a one-half (1/2) undivided interest, by deed of record in Book 3343, page 308, Register's Office for Davidson County, Tennessee.

I Hm, By Hboe

0158311

IDENTIF. & REFERENCE

96 MAR -8 AM 11:27

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

5475 03/03 11:01 03CHECK 4734.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9973 PG 604

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	1275000.00
CON TX	4717.50
PRFEE	1.00
WDEED	16.00
TOTAL	4734.50
CHECK	4734.50

03/08/96 01 11:30 0001 6475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158311
IDENTIF. ↑ REFERENCE

96 MAR -8 AM 11:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014574