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:	Main Street Development of Nashville, LLC 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
PO Box 60365 NASHVILLE, TN 37206	Same	19W-00725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty Five Thousand Dollars ($185,000.00).

Jeffrey R. King
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of March, 1996.

Notary Public

My Commission Expires: 1-24-98

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty Five Thousand Dollars ($185,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., formerly known as Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Main Street Development of Nashville, LLC, Grantee, its 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 part of Lots 28 and 29 on the Plan of Neill S. Brown's Addition to East Nashville, of record in Book 57, page 33 and 50, Register's Office for Davidson County, Tennessee, and being described according to a survey by Hart-Freeland-Roberts, Inc., dated December 21, 1972, as follows:

Beginning at a railroad spike in the northerly margin of Main Street lying 88.0 feet northeasterly from the easterly margin of a 20 foot alley, formerly 9th Street; thence in a northeasterly direction, along the northerly margin of Main Street North 65°15' East 100.0 feet to a point in the northerly margin of Main Street; thence North 24°36' West 161.0 feet to a point; thence South 65°15' West 100.0 feet to a point; thence South 24°36' East 161.0 feet to the point of beginning.

Being the same property conveyed to Third National Bank in the Nashville by deed from Pilot Properties, a Tennessee general partnership of record in Book 8783, page 536, said Register's Office.

This is improved property, known as 905 Main Street, 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 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 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 our hands this 4 day of March, 1996.

SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: Vice President

By: _____

Title: Trust Vice Pres

BOOK 9979 PG 323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Steve Lancaster, 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 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 Vice President he executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Vice President.

Witness my hand and seal, at Office in Nashville, this 4th day of March, 1996.

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 D. 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 he 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 4th day of March, 1996.

Lisa Jackson
Notary Public

My Commission Expires: 1-24-98

96 MAR 14 PM 1:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

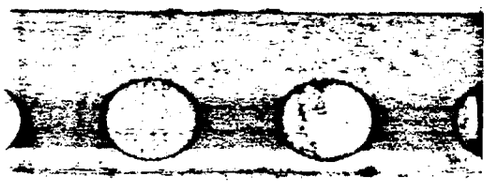
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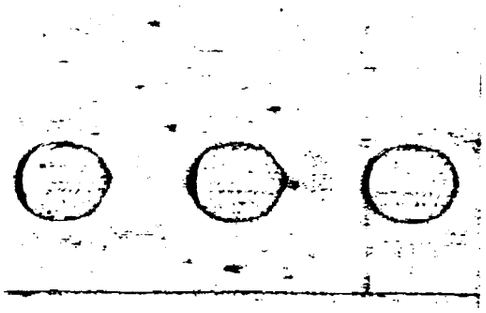
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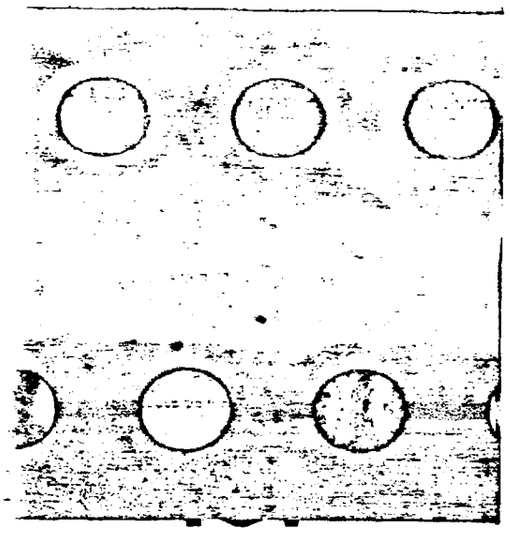
EXHIBIT A

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

2. Matters shown on the Plan of record in Book 57, page 33 and 50, said Register's Office.







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

BOOK 9979 PG 325

RECEIVED OF _____

FOR _____

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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	701.50
			CHECK	701.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/96 01 13:47 0001 8545

0160224
IDENTIF. ◄ REFERENCE

96 MAR 14 PM 1:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016613