[redacted]

546-2517-50

After recording, return to:

LDS Church Real Estate Division
12th Floor East
50 East North Temple Street
Salt Lake City, UT 84150

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA, 414 UNION STREET
NASHVILLE, TN 37219.

GRANTOR: Four Squared Corporation

BOOK 10125 PG 676

GRANTEE: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
LDS Church Real Estate Division 12th Floor East 50 East North Temple St. Salt Lake City, UT 84150	LDS Church Tax Administration 22nd Floor 50 East North Temple St. Salt Lake City, UT 84150	Map 158 Parcel 33 Part of Parcel 28

****

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, Four Squared Corporation, hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, hereinafter called the GRANTEE, its successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as northeast corner of Hillsboro Road and Old Hickory Boulevard.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $820,000.

Affiant: _____

Sworn to and subscribed before me, this 8th day of July, 1996.

_____
Notary Public

My Commission Expires: March 27, 1999

179674.1 7/17/96

1

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, 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.

Witness my hand this 15th day of July, 1996.

Four Squared Corporation

By: Sharon Bell

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Sharon Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officers authorized to execute the instrument) of Four Squared Corporation, the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by herself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of July, 1996.

Emily B Moore

Notary Public

My Commission Expires:

3/27/99

[NOTARIAL SEAL]

EXHIBIT A BOOK 10125 PG 678

PROPERTY DESCRIPTION
21.843 Acre Tract

A tract of land in the Second Civil District of Davidson County, City of Forest Hills, Tennessee and being described according to a survey dated May 8, 1996 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN. 37206, Project Number 94-105/4668 and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the north right-of-way line of Old Hickory Boulevard, State Route 254 (a 60 foot right-of-way) and the east right-of-way line of Hillsboro Pike, U.S. Highway 431, State Route 106 (a 80 foot wide right-of-way) and being the southwest corner of the herein described tract of land; thence,

1. With the east right-of-way line of Hillsboro Pike, North 31 degrees 24 minutes 44 seconds East, 1077.25 feet to an existing iron pin at the southwest corner of the Bernard E. Britt, Jr., Et Ux property as recorded in deed book 1340, page 402, R.O.D.C., Tennessee; thence,

2. Leaving the east right-of-way line of Hillsboro Pike and with the south line of Britt, South 58 degrees 37 minutes 53 seconds East, 199.86 to an existing iron pin; thence,

3. Continuing with the south line of Britt, South 63 degrees 56 minutes 16 seconds East, 466.69 feet to an existing 1/2 bolt; thence,

4. Continuing with the south line of Britt, South 84 degrees 30 minutes 41 seconds East, 215.65 feet to an existing iron pin; thence,

5. With a new line of division thru the lands of the Four Squared Corp. as recorded in deed book 9324, page 767, R.O.D.C., Tennessee, South 31 degrees 18 minutes 00 seconds West, 58.74 feet to an existing pin in the north line of Lot 14 as shown on the plan entitled "Forest Trails Subdivision" as recorded in plat book 3700, page 25, R.O.D.C., Tennessee; thence,

6. With the north line of Lot 14, North 85 degrees 38 minutes 56 seconds West, 56.69 feet to an existing iron pin, said pin being the northwest corner of Lot 14; thence,

7. With the west line of Lot 14, South 04 degrees 27 minutes 56 seconds West, 372.16 feet to an existing iron pin; thence,

8. Continuing with the west line of Lot 14, South 05 degrees 10 minutes 45 seconds West, 151.57 feet to an existing iron pin; thence,

9. Continuing with the west line of Lot 14, South 05 degrees 07 minutes 46 seconds West, 290.44 feet to an existing concrete monument in the north right-of-way line of Old Hickory Boulevard; thence,

10. With the north right-of-way line of Old Hickory Boulevard, North 78 degrees 55 minutes 32 seconds West, 621.00 feet to an existing pin; thence,

11. Continuing with said north right-of-way, 464.36 feet along the arc of a curve to the right that has a radius of 5701.31 feet to an existing iron pin, said curve has a chord bearing and distance of North 76 degrees 43 minutes 44 seconds West, 464.24 feet; thence,

12. Continuing with said north right-of-way line, North 74 degrees 23 minutes 44 seconds West, 154.76 feet to the point of beginning and containing 951,479 square feet or 21.843 acres more or less.

Being the same property conveyed to Four Squared Corp. by Warranty deed of record in book 9324, page 763, R.O.D.C., Tennessee and being part of the same property conveyed to Four Squared Corp. by Warranty deed of record in book 9324, page 767, R.O.D.C., Tennessee and being the same property conveyed to Four Squared Corp. by Quitclaim deed of record in book 9324, page 773, R.O.D.C., Tennessee.

BOOK 10125 PG 680

EXHIBIT B

1. 1996 taxes, a lien, which are not yet due and payable.

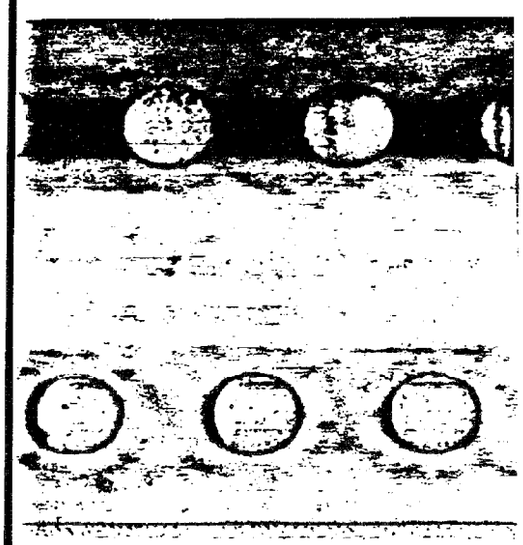
2. Easement to the Metropolitan Government of Nashville and Davidson County, as set forth in that instrument recorded in Book 8105, Page 256, Register's Office for Davidson County.

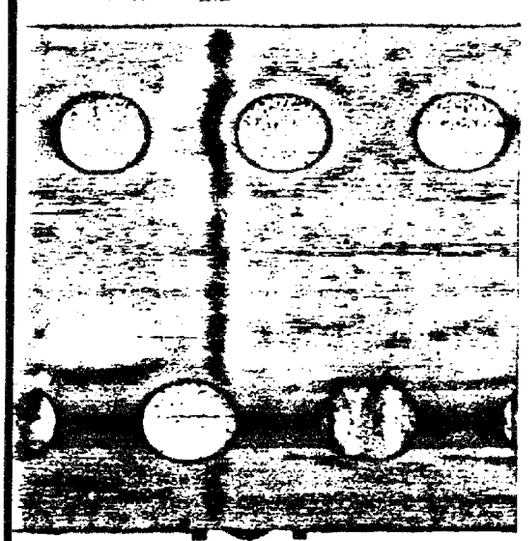
02051111
IDENTIF. & REFERENCE

96 JUL 18 PM 3:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6902 07/18 0101 03CHECK 3055.00

179754. 7/18/96





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 681

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
				B20000.00
				CON TX 3034.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 3055.00
				CHECK 3055.00
			07/18/96	01 15:30 0001 6902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JUL 18 PM 3:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02051111
IDENTIFICATION REFERENCE

No. 1064551