This instrument prepared by:
J. Richard Saas, Esquire
Tenenbaum & Saas, P.C.
4330 East-West Highway, Suite 1150
Bethesda, MD 20814

0253487
IDENTIF. & REFERENCE

96 DEC -6 PM 2:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

Address of New Owners:
410 Jackson Street
Nashville, Tennessee 37219

Send Tax Bills To:
Same

Map/Parcel No.:
To-11 Parcels

BOOK 10283 PG 362

THIS DEED made as of this 26 day of November, 1996, by and between **FOUNTAIN SQUARE JOINT VENTURE**, a Tennessee general partnership (hereinafter called "Grantor") and **LAKEVIEW PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter called "Grantee"):

WITNESSETH: that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency whereof are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its successors and assigns, the following described land and premises (the "Property"), situate in the County of Davidson, State of Tennessee, and described as follows:

SEE ATTACHED EXHIBIT A

together with all and singular the buildings and improvements thereupon erected, and all and every the ways, easements, rights, privileges and appurtenances to the same belonging or in any way appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the Grantor, of, in, to, or out of the Property.

TO HAVE AND TO HOLD the Property for the use and benefit of Grantee, its successors and assigns, in fee simple.

Grantor covenants that it has done no act to encumber the Property; that it will warrant specially the Property against the acts of Grantor and of no other person; and that it will execute such further assurances thereof as may be requisite.

BOOK 10283 PG 363

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be executed on its behalf as of the day and year first above written.

WITNESS:

FOUNTAIN SQUARE JOINT VENTURE

By: THF NASHVILLE, INC., general partner

By: Douglas L. Davidson (SEAL)
Name: DOUGLAS L. DAVIDSON
Title: VICE PRESIDENT
Date: NOVEMBER 26, 1996

By: FOUNTAIN SQUARE CORPORATION, general partner

Patricia E. Hebert

By: [signature] (SEAL)
Name: STANLEY I. DAVIDOFF
Title: VICE PRESIDENT
Date: 11/22/96

STATE OF New York, COUNTY OF Queens to wit:

On this the 26th day of November, 1996, before me, the undersigned officer, personally appeared Douglas L. Davidson, who acknowledged himself to be a Vice President of THF Nashville, Inc., general partner of Fountain Square Joint Venture, and that he, as such officer of such general partner, being authorized to do so, acknowledged to me that he executed the foregoing instrument for the purposes therein contained as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARIAL SEAL]

Dianne T. Signer
Notary Public

DIANNE T. SIGNER
Notary Public, State of New York
No. 41-01SI5009046
Qualified in Queens County
Commission Expires March 8, 1997

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

On this the 22nd day of November, 1996, before me, the undersigned officer, personally appeared JEFFREY J. DAURAY, who acknowledged himself to be a Vice President of Fountain Square Corporation, general partner of Fountain Square Joint Venture, and that he, as such officer of such general partner, being authorized to do so, acknowledged to me that he executed the foregoing instrument for the purposes therein contained as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARIAL SEAL]

Patricia E. Hebert
Notary Public

My Commission expires:
1/7/99

BOOK 10283 PG 365

STATE OF ~~TENNESSEE~~ MARYLAND

COUNTY OF BALTIMORE

The actual consideration for this transfer of property is $250,000.00.

FOUNTAIN SQUARE JOINT VENTURE

Affiant JEFFREY T. DAURAY
VICE PRESIDENT

Sworn to and subscribed to me this 22nd day of November, 1996.

Patricia E. Herbert
Notary Public

My Commission Expires: 1/7/99

BOOK 10283 PG 366

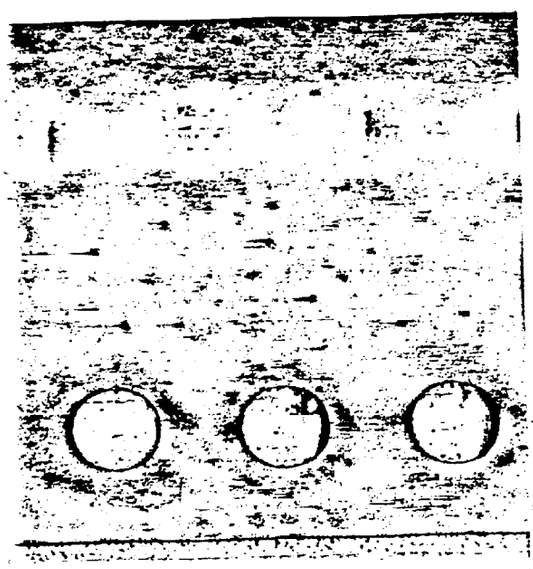
EXHIBIT "A"

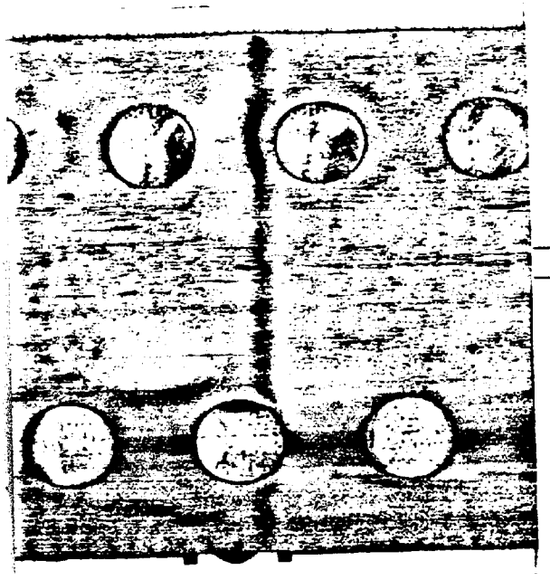
Land in Davidson County, Tennessee, being Lot 31 on the plan of Second Revision Resubdivision of Tracts 28 and 31 Section II, Metrocenter, of record in Book 7900, page 366, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Fountain Square Joint Venture, a Tennessee general partnership, by deed of record in Book 8064, page 571 Register's Office for Davidson County, Tennessee.

6790
3001-087
12/3/96

2980 12/06 01:01 03CHECK 946.00





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

RECEIVED OF _____

FOR _____

BOOK 10283 PG 367

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 250000.00
				CON TX 925.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 946.00
				CHECK 946.00
12/06/96	01			14:00 0001 2980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02534487
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095627