BOOK 10288 PG 264 Box 41

TO: **Wright Development, L.P.**

FROM: **William D. (Buddy) Killen and wife, Carolyn Killen**

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
424 CHURCH STREET, 18th FLOOR
NASHVILLE, TN 37219

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Wright Development, L.P. 2505 21st Avenue South Nashville, TN 37202	SAME	Map 104-15-405 Field Book 24W-03165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

John E. Enright
Affiant

Subscribed and sworn to before me, this 11th day of December, 1996.

Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires May 28, 2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William D. (Buddy) Killen and Carolyn Killen** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Wright Development, L.P.**, a Tennessee limited partnership (hereinafter called the "Buyer"), Buyer's successors and assigns, all of Seller's interest in a certain tract of land in ~~Williamson~~ DAVIDSON County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference.

The above-referenced property is conveyed subject to the matters described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever.

Seller further covenants and binds itself, its representatives, heirs, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, Buyer's successors and assigns, against the lawful claims of all persons claiming by, through and under Seller (other than claims arising out of the matters set forth in Exhibit B), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 11th day of December, 1996.

SELLER:

William D. (Buddy) Killen

William D. (Buddy) Killen

Carolyn Killen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Buddy Killen, a Notary Public of said County and State, personally appeared William D. (Buddy) Killen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 11th day of December, 1996.

Notary Public

Notary Public, Davidson County, Tennessee
My Commission Expires May 28, 2000

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carolyn Killen, a Notary Public of said County and State, personally appeared Carolyn Killen, 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 within named bargainor, and executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 11th day of December, 1996.

Notary Public

My Commission Expires:_____

Notary Public, Davidson County, Tennessee
My Commission Expires May 28, 2000

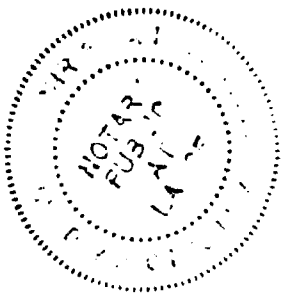


EXHIBIT A

PROPERTY DESCRIPTION

That parcel of land located at 2505 21st Avenue South, Nashville, Davidson County, Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 53 and the northerly part of Lot No. 52 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County, described as follows:

SOUTHERLY PART OF LOT 53: Beginning in the westerly margin of Hillsboro Road or 21st Avenue south, at the southeast corner of the property conveyed to Clara Warner Hardison by deed from Bessie E. Dupont of record in Book 611, page 241, Register's Office for said County; thence with Hardison's south line, westwardly 180 feet, more or less, to the easterly margin of an 18-foot alley; thence southwardly 85 feet to the northerly line of Lot No. 52 in said subdivision; thence with the northerly line of Lot No. 52, eastwardly 174 feet to the westerly margin of 21st Avenue South; thence with the westerly margin of said Avenue, northwardly 100 feet, more or less, to the point of beginning.

NORTHERLY PART OF LOT 52: Beginning at a point in the westerly margin of Broadway or Hillsboro Pike, at the southeast corner of Lot No. 53 on the said plan, and running thence westerly with the south boundary line of said Lot No. 53 and with the south margin of an alley, 274 feet, more or less, to the easterly margin of another alley, being the northwest corner of said Lot No. 52; thence with the easterly margin of said last mentioned alley, southerly 85 feet; thence easterly and parallel with the north line of Lot No. 52, and with William J. Vaughn's north line to the westerly margin of Broadway or Hillsboro Pike; thence with the westerly margin of said Broadway or Pike in a northeasterly direction to the beginning.

Being the same property conveyed to William D. (Buddy) Killen by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8484, page 807, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 1996 real property taxes, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 332, page 6, in said Register's Office.

3. Sewer line easement on northerly part of lot 52 of record in Book 1140, page 234, said Register's Office.

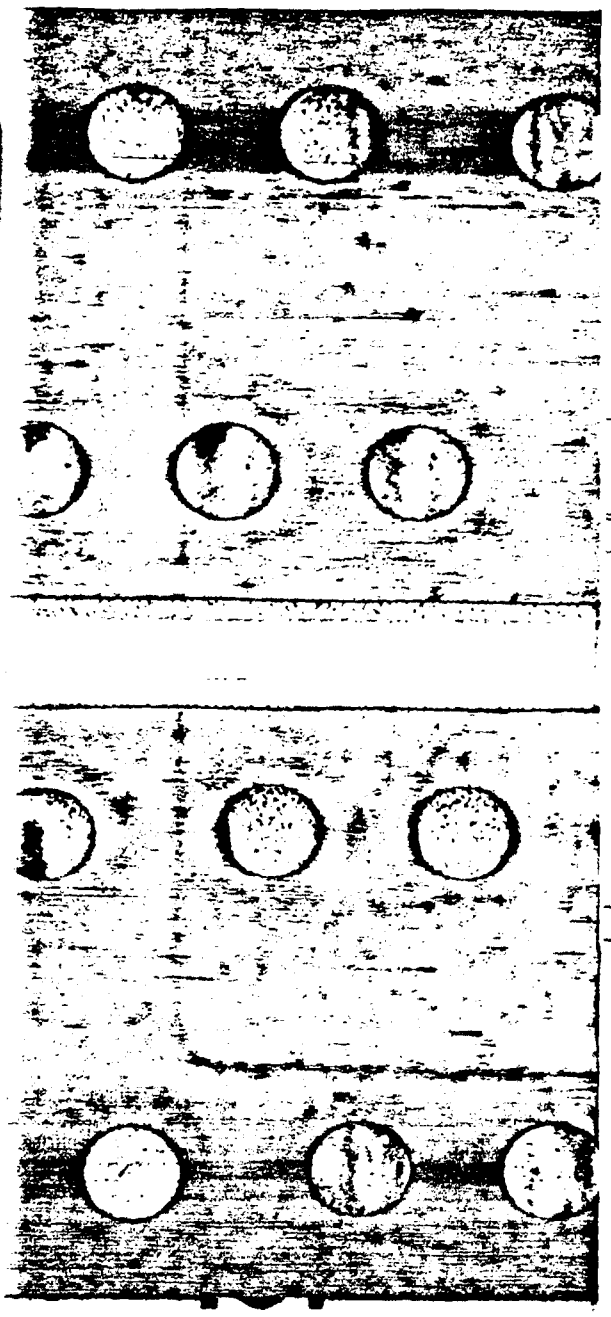
0255120
IDENTIF. ↑ REFERENCE

96 DEC 12 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

238974.1 12/8/96

4813 12/12 0101 03CHECK 10011.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 2700000.00
CON TX 9990.00
PRFEE 1.00
WDEED 20.00
TOTAL 10011.00
CHECK 10011.00

12/12/96 01 09:53 0001 4813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255120
IDENTIF. & REFERENCE

96 DEC 12 AM 9:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1097441