THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Green & Little P. O. Box 8037 Gallatin, Tennessee 37066	Same	117-11-55

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Palt Partners/Green Hills, L.P., a Pennsylvania limited partnership qualified to do business in Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Green & Little, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's, successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $2,349,117.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of January, 1997.

NOTARY PUBLIC

My Commission expires: 7-24-99.

This is improved property located at 3708 Hillsboro Road, Nashville, Tennessee 37215.

And Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1997, which have been prorated between Grantor and Grantee as of this date and those matters shown on Exhibit "B" attached hereto and incorporated by reference.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns against the lawful claims of all persons claiming by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 7th day of January, 1997.

PALT PARTNERS/GREEN HILLS, L.P
a Pennsylvania limited partnership

By: Palt Corporation, a Pennsylvania corporation
General Partner

By: Andrew N. Stewart

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald G. Turner of said County, Andrew N. Stewart, being the President of Palt Corporation, a Pennsylvania corporation which is the sole General Partner of Palt Partners/Green Hills, L.P., a Pennsylvania limited partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as President of Palt Corporation being the sole General Partner of Palt Partners/Green Hills, L.P., for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 1997.

Ronald G. Turner

NOTARY PUBLIC

R. TURNER NOTARY PUBLIC AT LARGE

My Commission expires: 7-24-99.

LAG604/09

EXHIBIT "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Hillsboro Pike being Lot No. 1 on the plat of Fidelity Federal Savings and Loan Association property of record in Plat Book 7900, Page 863, Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/ASCM Land Title Survey dated May 14, 1996 revised May 28, 1996 and November 22, 1996, by William C. Cockrill, Registered Land Surveyor No. 1401, as follows:

Beginning at an iron pin in the easterly margin of Hillsboro Pike said pin being 235.8 feet, more or less, northerly along said margin from the centerline of Glen Echo Road and being the southwest corner of herein described tract:

Thence, with said margin and a curve concave to the west having a central angle of 02 degrees 55'07", a radius of 1,472.40 feet and a chord of N 12 degrees 26'36"E, 74.99 feet for an arc length of 75.00 feet to an iron pin; thence, leaving said margin, with the southerly line of Concord Partners, of record in Deed Book 8561, Page 961, said Register's Office, S 86 degrees 15'00"E, 233.13 feet to a p.k. nail; thence, N 01 degrees 45'12"E, 0.40 feet to a p.k. nail; thence, S 86 degrees 16'33"E, 50.00 feet to an iron pin; thence, N 86 degrees 50'22"E, 101.16 feet to an iron pin; thence, with Metro Nashville Power Board, S 88 degrees 07'11"E, 45.12 feet to an iron pin; thence, S 22 degrees 21'21"W, 88.32 feet to an iron pin; thence, with the north line of RCM Investors of record in Deed Book 5681, Page 845, said Register's Office, and Coleman Partners of record in Deed Book 7733, Page 203, said Register's Office, N 88 degrees 15'00"W, 411.86 feet to the point of beginning, containing 31,726 square feet or 0.73 acres, more or less.

Together with all easements and other rights set forth in the Cross Easement of record in Book 9990, Page 5, said Register's Office.

Being part of the same property conveyed to palt Partners/Green Hills L.P., a Pennsylvania limited partnership, by Deed of record in Book 9524, Page 777, said Register's Office.

LAG0604/07

EXHIBIT "B" BOOK 10313 PG 617

1. 1997 Metro taxes, a lien not yet due and payable (Map and Parcel No. 117-11-55).

2. Subordination, Nondisturbance and Attornment Agreement between General Electric Capital Assurance Company, a Delaware corporation, PALT PARTNERS/GREEN HILLS L.P., a Pennsylvania limited partnership, and T. J. Kinko's, Inc., a Tennessee corporation, of record in Book 10086, Page 50, said Register's Office.

3. Subordination Agreement and Deed of Trust Modification Agreement between Union Planters Bank of Middle Tennessee, N.A., a national banking association, and PALT PARTNERS of record in Book 10118, Page 434, said Register's Office.

4. Restrictive Covenants contained in an instrument of record in Book 1472, Page 215, said Register's Office, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, excluding the 50-foot street referred to therein, which is no longer applicable.

5. Easements for a water main, as set forth in instrument recorded in Book 1141, Page 378, said Register's Office.

6. Easements for electric power line poles as set forth in instrument recorded in Book 2019, Page 401, said Register's Office.

7. Terms and conditions of Cross Easement of record in Book 9990, Page 5, said Register's Office.

8. All matters shown on subdivision plat of Fidelity Federal Savings and Loan Association property of record in Book 7900, Page 863, said Register's Office.

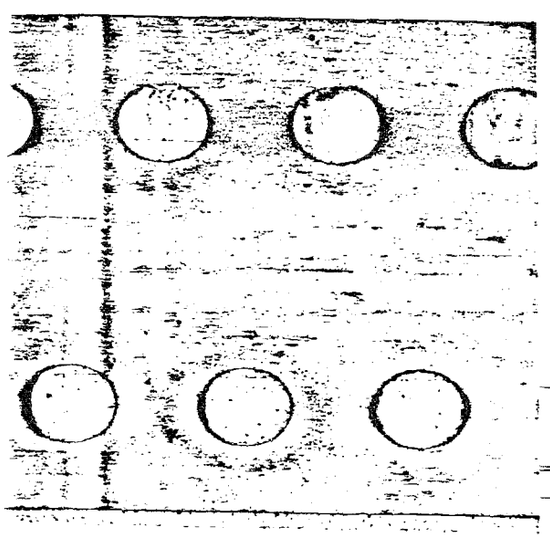
9. All matters shown on ALTA/ASCM Land Title Survey by William C. Cockrill, Registered Land Surveyor #1401 dated May 14,1996, and revised May 28, 1996 and November 22, 1996.

LAG0604/08

2847 01/07 0101 03CHECK 8708.74

025230Z
IDENTIFICATION

97 JAN -7 PM 2:16
DAVIDSON COUNTY, TN.



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

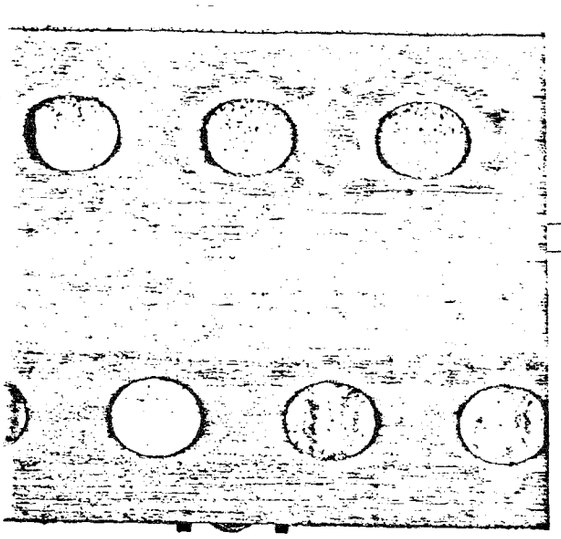
RECEIVED OF _____

FOR _____

BOOK 10313 PG 618

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 2349117.00
CON TX 8691.74
PRFEE 1.00
WDEED 16.00
TOTAL 8708.74
CHECK 8708.74

01/07/97 01 14:19 0001 2847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262302
IDENTIFICATION REFERENCE

97 JAN -7 PM 2:16
DAVIDSON COUNTY, TN.

No. 1105380