Box 15

BOOK 10316 PG 116 420484

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TWOMAC, LLC 4301 Hillsboro Pike Suite 225 Nashville, TN 37215	Same	Map 108-1 Parcel 81

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HENRY C. MCCALL, TRUSTEE with full power to mortgage, sell or encumber without the joinder of any beneficiary ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TWOMAC, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

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

GRANTOR covenants and binds himself, his heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

0263018
IDENTIFICATION REFERENCE

97 JAN -9 PM 4:02
DAVIDSON COUNTY, TN.

BOOK 10316 PG 117

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 3rd day of January, 1997.

Henry C. McCall, Trustee
HENRY C. MCCALL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of January, 1997.

Rachel Anderson
Notary Public

My Commission Expires:
My Commission Expires Sept 23, 2000

STATE OF TENNESSEE
COUNTY OF Davidson

3598 01/09 0101 03CHECK 3977.54

The actual consideration or value (whichever is greater) for this transfer is $ 1,070,415.00

H. E. McCall
Affiant

Subscribed and sworn to before me, this 3 day of January, 1997.

Rachel Anderson
Notary Public

My Commission Expires:
My Commission Expires Sept 23, 2000
1-23-2000

EXHIBIT A

I. Description of Land

Land in the 14th Councilmanic District of Davidson County, Tennessee and being Lot #1 on the plan of the Metro Airport Center Section 5 - Phase 2, of record in Plat Book 9700, Page 315, R.O.D.C. and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 15, 1996 and known as Job # 84200-5 as follows:

Beginning at an iron pin on the southerly margin of Royal Parkway said point of beginning being 532.96' eastwardly from the center of Airport Center Drive, said point of beginning also being the Northwest corner of the herein described tract; thence, with the southerly margin of Royal Parkway, S 42 degrees 13 minutes 40 seconds E 438.56' to an iron pin; thence, leaving the margin of Royal Parkway, S 27 degrees 33 minutes 22 seconds W 489.78' to an iron pin set on the northerly right-of-way of Interstate Highway 40; thence, with the right-of-way of Interstate 40 the following two calls: S 82 degrees 15 minutes 28 seconds W 95.77' to an iron pin; thence, N 87 degrees 58 minutes 24 seconds W 222.94' to an iron pin, said iron pin being S 87 degrees 58 minutes 24 seconds E 20.09' from the Southeast corner of Lot 19A of the Metro Airport Center Section 4 Phase 6 of record in Plat Book 8250, Page 450, R.O.D.C., TN; thence, leaving the margin of Interstate 40, N 07 degrees 31 minutes 47 seconds E 19.34' to an iron pin; thence N 31 degrees 48 minutes 09 seconds E 141.87' to an iron pin; thence, N 22 degrees 37 minutes 47 seconds E 54.77' to an iron pin, thence, N 10 degrees 46 minutes 12 seconds E 52.88' to an iron pin; thence, N 06 degrees 11 minutes 46 seconds E 52.23' to an iron pin; thence, N 01 degrees 05 minutes 24 seconds W 53.39' to an iron pin; thence, N 06 degrees 58 minutes 29 seconds W 107.51' to an iron pin; thence, N 15 degrees 27 minutes 43 seconds W 77.92' to an iron pin; thence, N 15 degrees 57 minutes 32 seconds W 54.52' to an iron pin; thence, S 82 degrees 28 minutes 13 seconds E 160.00' to an iron pin; thence, N 07 degrees 31 minutes 47 seconds E 204.93' to the point of beginning, containing 5.17 Acres more or less.

Being part of the same property conveyed to Miller G. Kimbrough, Jr., Trustee, by deeds of record in Book 6260, page 436, Book 6267, page 258 and Book 6267, page 261, Register's Office for Davidson County, Tennessee. The foregoing property being vested in Henry C. McCall, Trustee, pursuant to Appointment of Successor Trustee, of record in Book 8242, Page 281, said Register's Office.

Exhibit B

Encumbrances

1. 1997 property taxes, a lien, which are not yet due and payable.

2. Restrictions as contained in Book 4339, page 881, Register's Office of Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6477, page 870, said Register's Office.

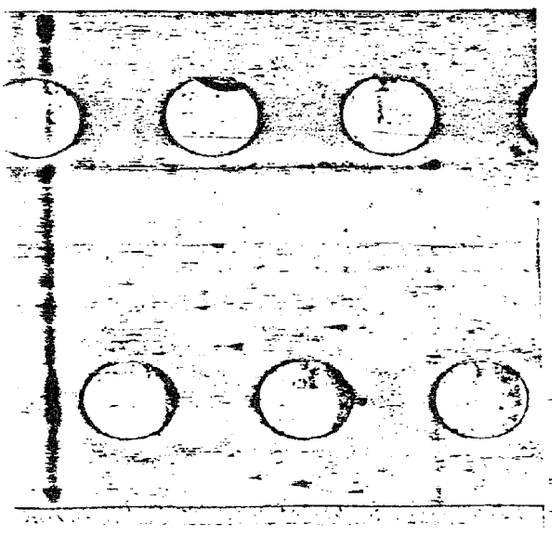
4. Bylaws of Metropolitan Airport Center Property Owner's Association, Inc. of record in Book 6477, page 890, said Register's Office.

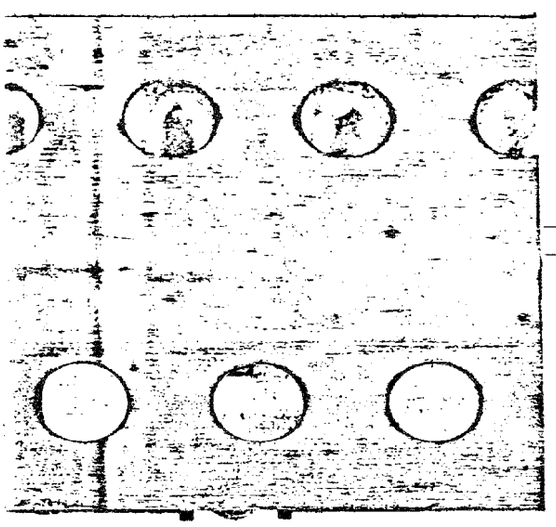
5. Restrictions as contained in Book 6973, page 359, said Register's Office.

6. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 3282, page 351, said Register's Office.

7. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3941, page 867, said Register's Office.

8. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3950, page 23, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10316 PG 120

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 1070415.00
CON TX 3960.54
PRFEE 1.00
WDEED 16.00
TOTAL 3977.54
CHECK 3977.54

01/09/97 01 16:03 0001 3598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02630 18
IDENTIFICATION REFERENCE

97 JAN -9 PM 4:02
REGISTER
DAVIDSON COUNTY, TN.

No. 1106125