This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10335 PG 455

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
ICM, LLC, a Tennessee limited liability company c/o Edwin B. Raskin Company 110 Westwood Place P.O. Box 1709 Brentwood, Tennessee 37024-1709	SAME	Map 163 Parcel 307

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 3/11/98

97 JAN 31 PM 2:41
FELIX Z. RASCOFF REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02689940

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, OSIAS ENTERPRISES, INC., a Tennessee corporation, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ICM, LLC, a Tennessee Limited Liability Company, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in northeasterly quadrant of the intersection of Bell Road and Mt. View Road, being Lot No. J-1 as shown on the plan of Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace, of record in Book 5200, page 697, in the Register's Office of Davidson County, Tennessee ("R.O.D.C.") and being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way line of Mt. View Road, said point being N 53 deg. 00' W, 496.12 feet from the northerly right-of-way line of Bell Road, said point also being the southerly corner of Lot No. J-2, as shown on the plan of Section Three, Hickory Hollow Mall, as of record in Book 5190, page 92, R.O.D.C.; thence, leaving said right-of-way line with the southerly line of said Lot No. J-2, N 37 deg. 00' E, 288.77 feet to a point; thence, continuing with said line S 78 deg. 00' E, 349.65 feet to a point; thence, with the westerly line of Lot No. J-3 as shown

on the plan of Hickory Hollow Terrace as of record in Book 5200, page 697, R.O.D.C., S 53 deg. 00' E, 244.96 feet to a point; thence, continuing with said line and the westerly line of Lot No. 2 Resubdivision the Hills of Hickory Hollow as of record in Book 6900, page 687, R.O.D.C., S 20 deg. 48' E, 208.72 feet to a point in the northerly right-of-way line of Bell Road; thence, with said line S 69 deg. 12' W, 347.03 feet to a point; thence, continuing with said right-of-way line with a curve to the right 68.51 feet to a point in the northeasterly right-of-way line of Mt. View Road, said curve having a central angle of 57 deg. 48', a radius of 67.90 feet, a tangent of 37.49 feet and a chord of N. 81 deg. 54' W, 65.64 feet; thence, with said right-of-way line N 53 deg. 00' W, 496.12 feet to the point of beginning, containing 255,595 square feet or 5.87 acres, more or less, according to survey dated November 19, 1996, last revised January 27, 1997, of Barge, Waggoner, Sumner and Cannon, Wendell H. Talley, Sr., Surveyor, Tennessee Registered Land Surveyor #785.

Being the same property conveyed to Osias Enterprises, Inc., by deed from First Tennessee Bank National Association of record in Book 8831, page 330, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 163, Parcel 307.

2. Restrictive Covenants contained in an instrument of record in Book 6215, page 71, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 5200, page 697, in said Register's Office.

4. Agreement for dedication of water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6631, page 58, Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 6631, page 61, in said Register's Office.

6. All matters shown on Survey of Barge, Waggoner, Sumner and Cannon, dated December 28, 1992, as last revised on January 27, 1997.

7. Memorandum of Lease of record in Book 8766, page 344, Register's Office for Davidson County, Tennessee.

8. Easements for construction of slopes and for the construction of a working area outside of the proposed right of way line as conveyed in Warranty Deed of record in Book 10255, page 431, Register's Office for Davidson County, Tennessee.

9. Easement to Columbia Gulf Transmission Company of record in Book 4457, page 369, Register's Office for Davidson County, Tenenssee, as shown on the survey.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as International Common Market, Bell Road at Mt. View Road, Nashville, Davidson County, Tennessee.

WITNESS my hand this 30 day of January, 1997 in Franklin, Tennessee.

OSIAS ENTERPRISES, INC.

By: Gary Dixon Pres. O.E.I.
Gary Dixon, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gary Dixon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Osias Enterprises, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

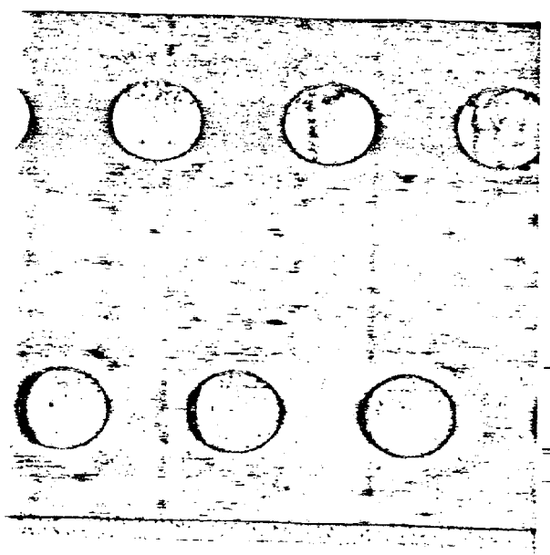
Witness my hand and seal, this 30th day of January, 1997.

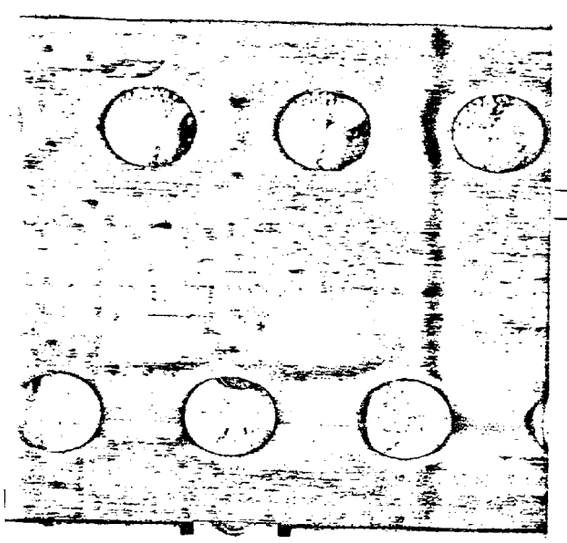
Notary Public

My commission expires: 3/11/98

DOUGLAS HALE NOTARY PUBLIC AT LARGE WILLIAMSON

9957 01/31 0101 03CHECK 10743.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10335 PG 458

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 2900000.00
CON TX 10730.00
PRFEE 1.00
WDEED 12.00
TOTAL 10743.00
CHECK 10743.00

01/31/97 01 14:44 0001 9957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268940
IDENTIF. & REFERENCE

97 JAN 31 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112414