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THIS INSTRUMENT PREPARED BY:
Van P. East, III
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

BOOK 10379 PG 184

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Park Drive Associates 2531 Park Drive Nashville, TN 37204	New Owner	84-16-129 and 84-16-130

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph E. Hurt, James B. Millis, Joe M. Miller, Guillermo Cadena and Ben J. Birdwell, Partners, d/b/a 2531 Park Drive Partnership, hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto Park Drive Associates, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22 and the easterly end of Lot No. 23, which part of said lot No. 23 lies directly south of said Lots Nos. 20, 21 and 22 on the Map of Donelson Park Place, as shown on plat of record in Book 547, page 73, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point, being the northeast corner of Lot No. 24 on the west margin of Park Drive; thence south 89° west 134.3 feet; thence north 2-1/2° west 199.5 feet to the south margin of Park Drive; thence north 89° east 133.2 feet along south margin of Park Drive to the corner of said Park Drive; thence south 2-1/2° east 200 feet to the starting point.

Land in Davidson County, Tennessee, being the easterly half of Lot No. 18, all of Lot No. 19 and the westerly 50 feet of Lot No. 23 on the Map of Donelson Park Place, as of record in Book 547, page 73, Register's Office for said County.

Said Lot No. 19 and part of Lot No. 18 front together 75 feet on the southerly side of Park Drive and together with the westerly part of Lot No. 23, run back between parallel lines 199.5 feet, more or less, to a dead line.

Being the same property conveyed to Joseph E. Hurt, James B. Millis, Joe M. Miller, Guillermo Cadena and Ben J. Birdwell, Partners, d/b/a 2531 Park Drive Partnership, by Deed of record in Book 5395, page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 2531 Park Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantors further covenant that they are seized and possessed of said real estate and have the right to convey it, and

bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

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

2. Restrictions as contained in Book 3902, page 728, Register's Office for Davidson County, Tennessee;

3. Easement(s) as set forth in instrument recorded in Book 722, page 746, Register's Office for Davidson County, Tennessee; and

4. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 11th day of March, 1997.

GRANTORS:

Joseph E. Hurt
JOSEPH E. HURT

James B. Millis
JAMES B. MILLIS

Joe M. Miller
JOE M. MILLER

GUILLERMO CADENA

Ben J. Birdwell
BEN J. BIRDWELL

2531 PARK DRIVE PARTNERSHIP,
a Tennessee general partnership

By: Joe M. Miller
JOE M. MILLER,
MANAGING PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for the County and State aforesaid, Joseph E. Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of March, 1997.

John M. Baird
Notary Public

My Commission Expires:
5-23-98

6488 03/13 0101 03CHECK 1127.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for the County and State aforesaid, James B. Millis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of March, 1997.

John M. Baird
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for the County and State aforesaid, Joe M. Miller, individually and as Managing Partner of 2531 Park Drive Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of March, 1997.

John M. Baird
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for the County and State aforesaid, Guillermo Cadena, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of March, 1997.

John M. Baird
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, John M Baird, a Notary Public in and for the County and State aforesaid, Ben J. Birdwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of March, 1997.

John M Baird
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 11th day of March, 1997.

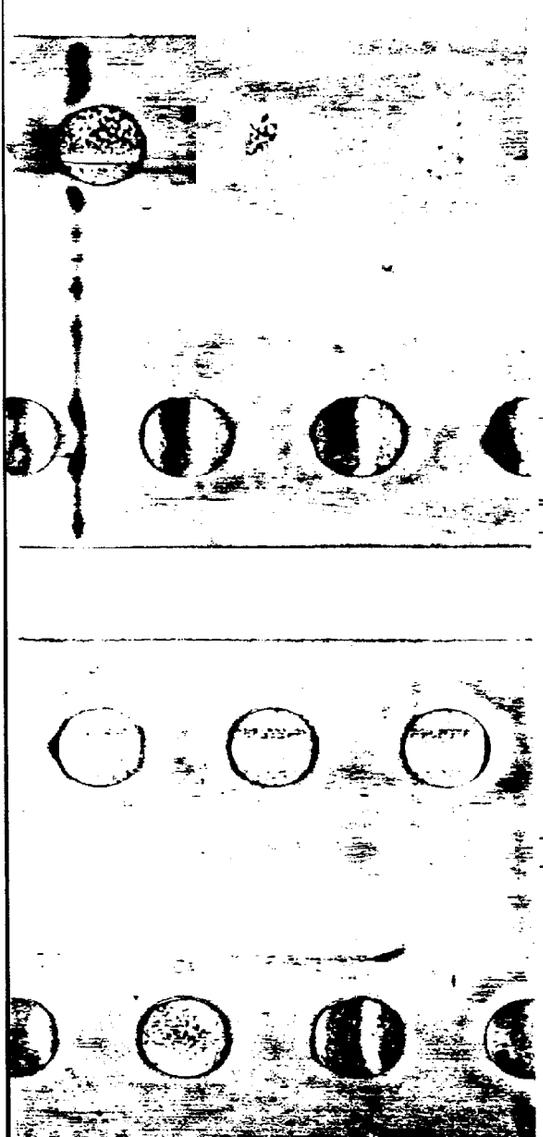
Notary Public

My Commission Expires:
5-23-98

97 MAR 13 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0282443
IDENTIF. ↑ REFERENCE

c:\...\deed-2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10379 PG 188

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	
				300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1127.00
			CHECK	1127.00
03/13/97	01		14:13 0001	6488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282443
IDENTIF. # REFERENCE

97 MAR 13 PM 2:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126846