BOOK 10488 PG 759

SPECIAL WARRANTY DEED

FROM: Nashboro Village, L.L.C., a Delaware limited liability company, Grantor

TO: T & M Nashboro Development Company, L.L.C., Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday, PLC
424 Church Street
SunTrust Center, Suite 1900
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
c/o Midland Development Group, Inc. 12655 Olive Boulevard Suite 200 St. Louis, MO 63141 Attn: Daniel J. Fox	Same	135-0-249 and 135-0-302

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Six Hundred Thousand and No/100 Dollars ($2,600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10TH day of JUNE, 1997.

THOMAS K. KIRK JR. NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: ~~My commission Expires 9-26-98~~

FOR AND IN CONSIDERATION OF the sum of Two Million Six Hundred Thousand and No/100 Dollars ($2,600,000.00), the receipt and sufficiency of which are hereby acknowledged, Nashboro Village, L.L.C., a Delaware limited liability company ("Grantor") has bargained and sold, and by these presents does transfer and convey unto T & M Nashboro Development Company, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

33985 GF

The Property is unimproved property located at the corner of Murfreesboro Road and Nashboro Boulevard.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand as of the 10th day of June, 1997.

NASHBORO VILLAGE, L.L.C., a Delaware limited liability company

By: Nashboro South, L.L.C., a Tennessee limited liability company, its administrative member

By: _____
Thomas F. Corcoran,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1800 06/11 0101 03CHECK 9637.00

Before me, Charlene J. Smith, a Notary Public of said County and State, personally appeared Thomas F. Corcoran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other Member, Governor or Manager authorized to execute the instrument) of NASHBORO SOUTH, L.L.C., a Tennessee limited liability company, the administrative member of NASHBORO VILLAGE, L.L.C., a Delaware limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by its administrative member by himself as its Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9 day of June, 1997.

Charlene J. Smith
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: Jan 29, 2000

257288.2 6/6/97

EXHIBIT A

Property Description

Tract 1:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

BEGINNING at an iron rod set at the intersection of the easterly right-of-way line of Murfreesboro Pike (U.S. 41/70 South), and the northerly right-of-way line of Nashboro Boulevard;

Thence leaving the northerly right-of-way line of Nashboro Boulevard North 25° 46' 22" West, 983.45 feet to an existing iron rod at a corner common with the property owned by Nashboro Village, LLC, as of record in Deed Book 9983, page 767, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Murfreesboro Pike (U.S. 41/70 South) with the southerly property line of Nashboro Village, LLC South 81° 20' 37" East, 1118.38 feet to an existing iron rod in the westerly property line of the property owned by Nashboro Village, LLC, as of record in Deed Book 9933, Page 767, also being at a corner common with the property line of Nashboro West Associates, L.P., as of record in Deed Book 8507, page 221, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashboro Village, LLC South 06° 20' 25" West, 368.06 feet to an iron rod set in the northerly right-of-way line of Nashboro Boulevard;

Thence with the northerly right-of-way line of Nashboro Boulevard along a curve to the left, with an arc length of 285.51 feet, the central angle of which is 35° 51' 08", the radius of which is 456.28 feet, the chord of which is South 62° 28' 49" West, 280.88 feet to an iron rod set;

Thence South 44° 33' 14" East, 155.29 feet to an existing iron rod;

Thence with a curve to the right, with an arc length of 183.45 feet, the central angle of which is 20° 36' 55", the radius of which is 509.86 feet, the chord of which is South 54° 51' 41" West, 182.46 feet to an iron rod set;

Thence South 65° 10' 08" West, 70.64 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 77.71 feet, the central angle of which is 89° 02' 51", the radius of which is 50.00 feet, the chord of which is North 70° 18' 07" West, 70.12 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being Tract #4-B on the Plan entitled "Revision No. 2 of Tract #4 of Nashboro Village" recorded in Plat Book 4660, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Tracts 1 and 2 being part of the same property conveyed to Grantor by deed from 2250 Associates, a Tennessee Joint Venture, recorded in Book 9933, page 767, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

Tract 1

1. The lien for 1997 taxes which have been prorated and will be paid by Grantee.

2. All matters of record not claimed by, through or under Grantor including, without limitation, the following:

(a) Utility easement granted to the Electric Power Board as shown on plat recorded in Book 4956, page 27, Register's Office of Davidson County, Tennessee.

(b) Sanitary sewers and/or storm drainage easements as shown on plat recorded in Book 8870, page 891, said Register's Office.

3. All matters shown on the survey dated November 15, 1996, prepared by R. Scot Cherry, R.L.S. No. 1512, Survey No. 96381.

Tract 2

1. The lien for 1997 taxes which have been prorated and will be paid by Grantee.

2. All matters of record not claimed by, through or under Grantor including, without limitation, the following:

(a) Right of Way Easement granted to Tennessee Power Company recorded in Book 437, page 14, said Register's Office;

(b) Pipeline Easement in favor of Colonial Pipeline Company recorded in Book 3955, page 180, said Register's Office;

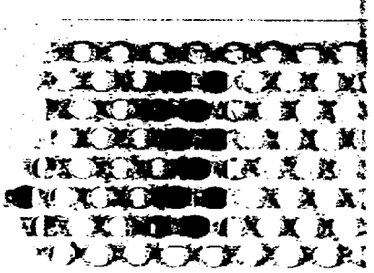
(c) Pipeline Easement in favor of Colonial Pipeline Company recorded in Book 4588, page 473, said Register's office;

(d) Sanitary Sewer and Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 8870, page 938, said Register's Office; and

(e) Plat recorded in Plat Book 4660, page 125, said Register's Office.

3. All matters shown on the survey dated March 27, 1997, last revised March 28, 1997, prepared by R. Scot Cherry, R.L.S. No. 3814B.

IDENTIF. ▲ REFERENCE
03147801
97 JUN 11 AM 10:25
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 763

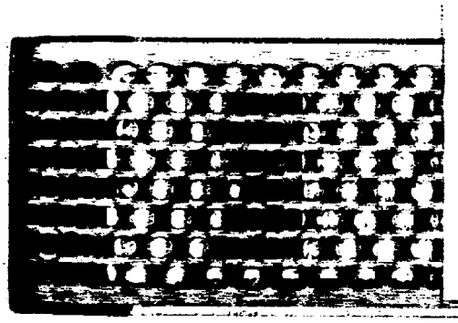
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
2600000.00
CON TX 9620.00
PRFEE 1.00
WDEED 16.00
TOTAL 9637.00
CHECK 9637.00

06/11/97 01 10:22 0001 1800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03114780
IDENTIF. ↑ REFERENCE

97 JUN 11 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161705