Box 41 (3)

BOOK 10634 PG 885

SPECIAL WARRANTY DEED

FROM: N.B.H. Incorporated, Grantor

TO: Building Exchange Company, Grantee

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Building Exchange Company c/o Lawyers Title Insurance Corporation 424 Church Street Suite 200 Nashville, TN 37219-2302 Attn: Tom Kirk	Same	Map 71-6, Parcel 27

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Thousand and No/100 Dollars ($2,700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of October, 1997.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of Two Million Seven Hundred Thousand and No/100 Dollars ($2,700,000.00), the receipt

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

and sufficiency of which are hereby acknowledged, N.B.H. INCORPORATED (also known as NBH Incorporated), a Tennessee corporation (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto BUILDING EXCHANGE COMPANY, a Virginia corporation (the "**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").

The Property is improved property known as 2304 Brick Church Pike, Nashville, Tennessee 37207.

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 the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness its hand this 3rd day of October, 1997.

N.B.H. INCORPORATED, a Tennessee corporation

By: John D. Walker

Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared John D Walker, 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 (or other officer authorized to execute the instrument) of N.B.H. INCORPORATED, the within named bargainor, a corporation, and that him as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 3rd day of October, 1997.

Julie A. Carson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-23-98

EXHIBIT A

Property Description

TRACT 1

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the plan of E. C. Scruggs 2nd Avondale Addition, as recorded in Plat Book 4460, page 168, R.O.D.C., Tennessee, and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 26, 1987, last revised May 26, 1987 (Job No. 87-038) as follows:

BEGINNING at a railroad spike set on the south right-of-way line of Avondale Circle, a 50-foot road, at the easterly end of the southeasterly return curve at the intersection of Avondale Circle and Hampton Street, a 50-foot road, and proceeding as follows:

1. With the south right-of-way line of Avondale Circle, N 79° 43' 00" E, for a distance of 113.72 feet to a point for corner, said point being the northwest corner of an existing 12-foot alley; thence,

2. Along the west line of said alley, S 14° 09' 00" E for a distance of 218.98 feet to a point for corner, said point being the westerly point of a line intersecting the said 12-foot alley and the eastwardly corner of this tract; thence,

3. With a northeastwardly line intersecting said 12-foot alley, N 75° 47' 00" E, for a distance of 12.00 feet to an existing iron pin, said point being in the southwest corner of a tract conveyed to Bruce E. Griffith, et ux, by deed recorded in Book 4320, page 207, R.O.D.C., Tennessee; thence,

4. With the south line of Griffith, N 75° 47' 00" E, 110.59 feet to an existing iron pin on the west right-of-way line of Brick Church Pike; thence,

5. With said line S 6° 45' 00" W, 224.03 feet to an existing iron pin at the northeast corner of a tract conveyed to Exxon Company, U.S.A., by deed recorded in Book 4649, page 867, R.O.D.C., Tennessee; thence,

6. With the north line of Exxon S 88° 11' 21" W, 187.15 feet to an existing iron pin on the east right-of-way line of Hampton Street; thence,

7. With said line N 14° 09' 00" W, 370.86 feet to a railroad spike set; thence

8. With a 25-foot radius curve to the right, a distance of 40.96 feet to the POINT OF BEGINNING, said curve has a chord bearing and distance of N 32° 47' 00" E, 36.53 feet.

The above described tract contains 74,141 square feet or 1.702 acres, more or less.

TRACT 2

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a 12-foot alley on the plan of E. C. Scruggs 2nd Avondale Addition, as recorded in Plat Book 4460, page 168, R.O.D.C., Tennessee, and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 26, 1987, last revised May 25, 1987 (Job No. 87-038) as follows:

BEGINNING at an existing railroad spike on the south right-of-way of Avondale Circle, a 50-foot road, at the northwest corner of a tract conveyed to Bruce E. Griffith, et ux, by deed recorded in Book 4320, page 207, R.O.D.C., Tennessee; thence,

1. With the west line of Griffith, S 14° 09' 00" E, for a distance of 218.06 feet to an existing iron pin, said point being the southwest corner of said Griffith property; thence,

2. With a southwestwardly line intersecting a tract conveyed to Anne P. Swift, by deeds of record in Book 4649, page 867, Book 4640, page 398 and Book 4640, page 400, S 14° 09' 00" E, for a distance of 100.00 feet to a point for corner, said point being the northeast corner of an adjoining 12-foot alley closed by Council Bill 63-168, and the southeast corner of this tract; thence,

3. With a common line between said alleys S 75° 51' 00" W, for a distance of 12.00 feet to a point for corner; thence,

4. With a line intersecting said tract conveyed to Anne P. Swift, N 14° 09' 00" W, for a distance of 99.99 feet to a point for corner; thence,

5. With a common property line of said Anne P. Swift property and this tract, N 14° 09' 00" W, for a distance of 218.98 feet to a point for corner, said point being in the south right-of-way line of Avondale Circle; thence,

6. Continuing along said right-of-way line, N 79° 43' 00" E, for a distance of 12.00 feet to the POINT OF BEGINNING, and containing 3,822.79 square feet or .087 acres of land more or less.

Being the same property conveyed to NBH, INCORPORATED (also known as N.B.H. Incorporated), a Tennessee corporation, by Warranty Deed of record in Book 8973, page 877, and by Quitclaim Deed in Book 8973, page 885, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deeds referenced above.

6399 10/03 0101 03CHECK 10019.00

EXHIBIT B

BOOK 10634 PG 891

Encumbrances

1. 1997 Taxes, a lien due and payable.

2. ALL matters shown on Plat recorded in Book 4460, page 168, Register's Office for Davidson County, Tennessee.

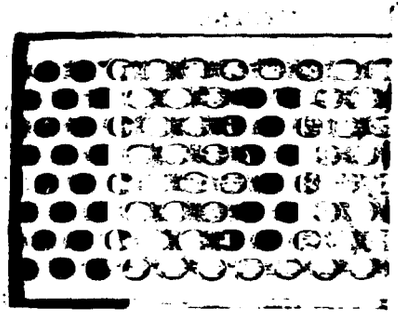
3. Easement(s) to Metropolitan Government in the closing of an alley in Council Bill No. 63-168.

4. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 10404, page 469, Register's Office for Davidson County, Tennessee.

5. Deed of Trust of record in Book 10166, page 37, Register's Office for Davidson County, Tennessee.

0355784
IDENTIF. & REFERENCE

97 OCT -3 PM 4:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10634 PG 892

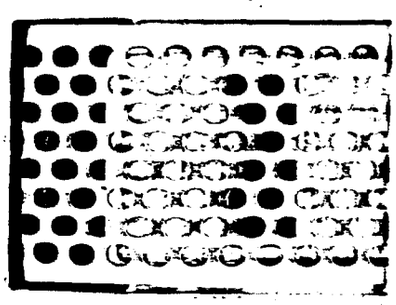
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
2700000.00
CON TX 9990.00
PRFEE 1.00
WDEED 28.00
TOTAL 10019.00
CHECK 10019.00

10/03/97 01 16:23 0001 6399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355784
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 4:25
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 1205740