A9

THIS INSTRUMENT PREPARED BY:

Steven L. West
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
West Bay Investments, Inc. 12600 S. Belcher Road, Suite 104 Largo, Florida 33773	Same	91-14-100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WELTON-McKNIGHT LAND ENTERPRISES, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WEST BAY INVESTMENTS, INC. ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 5600 Charlotte Avenue, Nashville, Tennessee 37209.

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 itself and its successors 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 by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 5th day of December, 1997.

"GRANTOR"

WELTON-McKNIGHT LAND ENTERPRISES,
a Tennessee general partnership

By: _____
French R. McKnight,
General Partner

By: WELTON INVESTMENTS, LLC, a Tennessee limited liability company, General Partner

By: _____ Man. Member
John B. Jewell, III,
Managing Member

0377774
IDENTIFICATION REFERENCE

97 DEC -8 PM 1:25
REGISTER
DAVIDSON COUNTY, TN.

37448 GK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $531,915.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 5 day of December, 1997.

Notary Public

My Commission Expires:

My commission Expires 9-26-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L. WEST, a Notary Public for the State and County aforesaid, French R. McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Welton-McKnight Land Enterprises, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of December, 1997.

Notary Public

My commission expires:
3/21/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, STEVEN L. WEST, a Notary Public in and for the County and State aforesaid, personally appeared John B. Jewell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of Welton Investments, LLC, a Tennessee limited liability company which is the general partner of Welton-McKnight Land Enterprises, and he being authorized so to do, executed the foregoing instrument by signing the name of the limited liability company by himself as Managing Member, in its capacity as General Partner for Welton-McKnight Land Enterprises, the bargainor, a Tennessee general partnership, and that the limited liability company, as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

Witness my hand and seal this the 4th day of December, 1997.

Notary Public

My commission expires:
3/21/98

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot Nos. 6, 7 and 8 of Block "A", on the Plan of Palo Alto Subdivision of Lots 1, 2, 3 and 4 of the B.F. Cockrill Farm, as shown on plat of record in Plat Book 161, page 169, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above described property but EXPRESSLY EXCLUDED from this conveyance is that portion conveyed to the State of Tennessee by Deed of Record in Book 3535, page 591.

BEING the same property conveyed to Welton-McKnight Land Enterprises, by Deed of Record in Book 6444, page 684, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. 1998 taxes, a lien not yet due and payable.

2. Lease (unrecorded) dated January 10, 1992, between Welton-McKnight Land Enterprises and The Lamar Corporation.

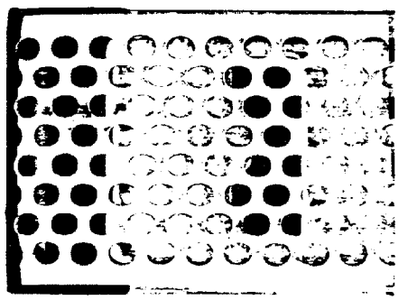
3. Lease (unrecorded) dated May 1, 1993, between Welton-McKnight Land Enterprises and The Parman Corporation.

4. Easement retained pursuant to Metro Council Bill No. 64-303.

8550 12/08 0101 03CHECK 1985.09

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

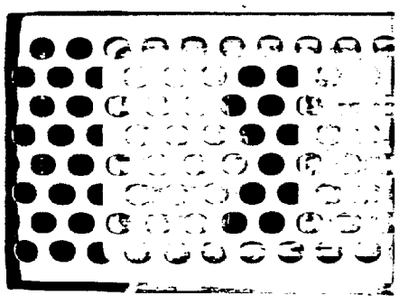
BOOK 10712 PG 521

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
531915.00
CON TX 1968.09
PRFEE 1.00
WDEED 16.00
TOTAL 1985.09
CHECK 1985.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/08/97 DE 29 0001 8550



97777774

97 DEC -8 PM 1:25

No. 1229348