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BOOK 10727 PG 430

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Taylor Impression Partners 515 GREAT CIRCLE ROAD NASHVILLE TN 37228	Same	Map 70-11 Parcel 10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Russell Maddox (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Taylor Impression Partners, a Tennessee general partnership (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32A, on the plan of MetroCenter Resubdivision of Lot 32, Section 20, as of record in Book 8250, page 765, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Together with all easement rights appurtenant to former Lot 32 (as shown on the Plat recorded at Book 6200, page 7, Register's Office for Davidson County, Tennessee) created under that certain Deed of Declaration of Easements of record in Book 6281, page 307, said Register's Office.

Being the same real property conveyed to Russell Maddox by Special Warranty Deed from MetroCenter Holdings, Inc., of record in Book 10542, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to those title exceptions set out in Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the same is free from any lien or encumbrance whatsoever, except for those matters set forth above to which this conveyance is expressly made subject.

GRANTOR FURTHER COVENANTS with the said Grantee and bind Grantor, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons from matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 18th day of December, 1997.

GRANTOR:

Russell Maddox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,504,356.25.

Russell Maddox
AFFIANT

Subscribed and sworn to before me, this 18th day of December, 1997.

Sam J. McAllester III
NOTARY PUBLIC

SAM J. McALLESTER, III · NOTARY PUBLIC AT LARGE · DAVIDSON CO., TN

My Commission Expires:
October 14, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SAM J. McALLESTER III, a Notary Public for the state and county aforesaid, Russell Maddox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of December, 1997.

Sam J. McAllester III
NOTARY PUBLIC

SAM J. McALLESTER, III · NOTARY PUBLIC AT LARGE · DAVIDSON CO., TN

My Commission Expires:
October 14, 1998

97 DEC 18 PM 1:12
FELIX D. ... REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
038185A

EXHIBIT A

1. 1997 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 70-11-10.

2. Restrictive Covenants in favor of Mat-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787; Book 7012, page 61 and made applicable in Book 7012, page 62, said Register's Office.

3. Restrictive Covenants in favor of MetroCenter Properties, recorded in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

4. Restrictive Covenants in favor of Arbys, Inc., recorded in book 9382, page 56, said Register's Office.

5. Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176, said Register's Office.

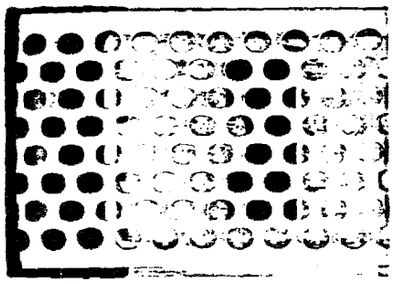
6. Terms, conditions, easements, rights and liens as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 7487, page 952, in favor of MetroCenter Improvements Association.

7. ALL matters shown on Plat recorded in Book 8250, page 765, said Register's Office.

8. Deed of Declaration of Easements, as of record in Book 6281, page 307, said Register's Office.

9. Rights of others and to the common elements.

3036 12/18 0101 03CHECK 5579.12



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

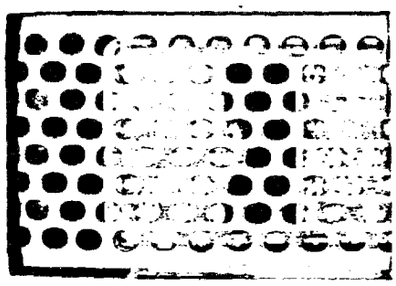
BOOK 10727 PG 433

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 1504356.25
CON TX 5566.12
PRFEE 1.00
WDEED 12.00
TOTAL 5579.12
CHECK 5579.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK: 17 0001 3036



0381854
IDENTIF. & REFERENCE

97 DEC 18 PM 1:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1233778