BOOK 10750 PG 508

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J.C. Bradford & Co., L.L.C. 330 Commerce Street Nashville, Tennessee 37201 Attn: Claude O. Ramer, II	134-14-40 134-14-48	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MKR) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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 all of which are hereby acknowledged, **PERIMETER FOUR VENTURE**, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **J.C. BRADFORD & CO., L.L.C.,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 3325 Perimeter Hill Drive and 1301 Anitioch Pike, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B, which is attached hereto and incorporated herein by reference.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as to the matters set forth on Exhibit B.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

98 JAN -7 PM 3:30

0387997

RECEIVED FOR REGISTRATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

M. Krishna Raattama
Affiant

Subscribed and sworn to before me this 7 day of January, 1998.

Norma Y. Davis
Notary Public
My Commission Expires: 5-27-2001

NORMA Y. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0457256.01
089800-004 01/07/98

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of January, 1998.

PERIMETER FOUR VENTURE

By: Richard W. Sorenson
Richard W. Sorenson,
Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Richard W. Sorenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a joint venturer in Perimeter Four Venture, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as such joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7 day of January, 1998.

Norma Y. Davis
NOTARY PUBLIC
My Commission Expires: 5-27-2001

NORMA Y. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land lying in the 28th Councilmanic District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of Lot 2, Perimeter 4-A and Lot 9 South Perimeter Park, Section 4A, as shown on plat of record in Plat Book 6250, page 883, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Perimeter Four Venture by deed of record in Book 6666, page 668 and Book 6718, page 232 and Book 6718, page 237, Register's Office for Davison County, Tennessee.

Less and except the land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee as follows:

Land in Davidson county, Tennessee, being a part of Lot No. 2, on the Plat of Lot 2, Perimeter-4A, and part of Lot 9, South Perimeter Park, Section 4A, as of record in Book 6250, page 883, said Register's Office, more particularly described as follows: Beginning at a point, said point being on the northeastern property corner common with parcel 49 on Map 134-14 and also on the western right-of-way line of Antioch Pike; thence along said right-of-way line S 32° 29' 52" E for 50.15 feet to a point on the common property line of parcels 48 and 47 on Map 134-14; thence along said property line S 54° 43' 48" W for 3.00 feet to a point; thence N 32° 29' 52" W for 50.15 feet to a point on the common property line of Parcels 48 and 49 on Map 134-14; thence along said property line N 54° 43" 48" E for 3.00 feet to the point of beginning and containing therein an area of 150 square feet, more of less.

9705 01/07 0101 03CHECK 12597.00

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 1998, a lien, which are not yet due and payable and have been prorated between the parties.

2. Deed of Trust of record in Book 6718, page 243, Register's Office for Davidson County, Tennessee ("R.O.D.C.") as re-recorded in Book 8546, page 173, R.O.D.C, as assigned of record in Book 6718, page 283, R.O.D.C., said assignment re-recorded in Book 8546, page 205, R.O.D.C.

3. Assignment of Rents and Leases of record in Book 6718, page 276, R.O.D.C., as assigned in Book 6718, page 283, R.O.D.C., said assignment re-recorded in Book 8546, page 205, R.O.D.C.

4. UCC of record in Book 6718, page 296, R.O.D.C. as reinstated in Book 8546, page 167, R.O.D.C.

5. All matters shown on Plat of record in Book 6250, page 883, R.O.D.C.

6. All matters shown on the survey prepared by Barge Waggoner Sumner and Cannon Inc. dated December 9, 1997, and bearing file number 24570-00.

7. Restrictions reserved in Book 5801, page 38, R.O.D.C. as corrected in Book 5920, page 427, R.O.D.C. and Book 6297, page 371, R.O.D.C. and in any allied instrument(s) referred to in said restrictions.

8. Restrictions as reserved in Book 6145, page 123, R.O.D.C. and Book 6291, page 145, R.O.D.C.

9. Easement(s) for sanitary sewers and/or storm drainage contained in Book 6313, page 955, R.O.D.C.

10. Easement(s) for construction and maintenance of a storm water detention pond contained in Book 6297, page 386, R.O.D.C.

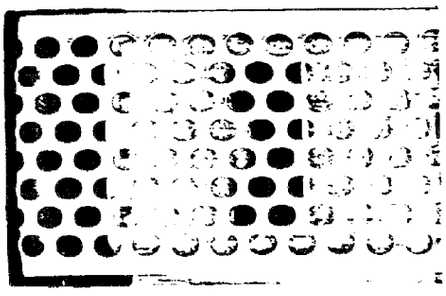
11. Storm Water Detention Agreement of record in Book 5861, page 448, R.O.D.C.

12. Rights of tenants in possession under any unrecorded leases.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10750 PG 512

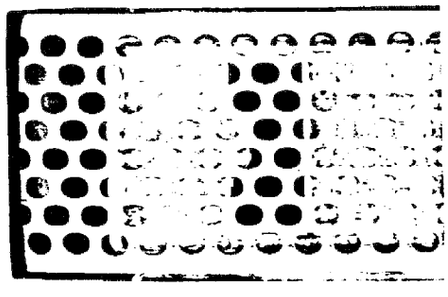
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3400000.00
CON TX 12580.00
PRFEE 1.00
WDEED 16.00
TOTAL 12597.00
CHECK 12597.00

01/07/98 01 15:37 0001 9705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0387997
IDENTIFICATION REFERENCE

98 JAN -7 PM 3:30

FELIX Z. WILSON, II
REGISTER
DAVIDSON CTY. TN.

No. 1240377