SPECIAL WARRANTY DEED BOOK 10857 PG 511

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Centrum-Argyle Limited Partnership 21400 Ridgetop Circle, Suite 250 Sterling, Virginia 20166	Centrum-Argyle Limited Partnership 21400 Ridgetop Circle, Suite 250 Sterling, Virginia 20166	Map 105 - 100 Parcels 93, 94, 95, 96, 97, 98 and 99

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, CRAIGHEAD DEVELOPMENT, LLC ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto CENTRUM-ARGYLE LIMITED PARTNERSHIP, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to the following-described property:

ALL THOSE CERTAIN plots, pieces or parcels of land situate, lying and being in the City of Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A hereto.

The source of this description is the prior deed.

Being the same property conveyed to Grantor by deed of record in Book 10857, page 182 and Book 10857, page 188 Register's Office of said County.

This is improved property known as:

747, 749, 753, 755, 757, 759, and 761 Argyle Avenue, Nashville, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 1998.

CRAIGHEAD DEVELOPMENT, LLC

By: _____ C.M.
William R. Hostettler, Chief Manager

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, TN 37238

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

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Personally appeared before me, Joni Miller, a Notary Public, WILLIAM R. HOSTETTLER, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Craighead Development, LLC, a limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 27th day of March, 1998.

Joni Miller
Notary Public

My Commission Expires:
7/22/2000

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $ 350,000.

Atty For Grantee
Affiant

Subscribed and sworn to before me, this 27th day of March, 1998.

Joni Miller
Notary Public

My Commission Expires: 7/22/2000

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EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:

BEING Lot No. 28 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 100 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 9, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING the east one-half of Lot No. 27 on the Plan of Norton and Waverly Plans of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 13, Register's Office for Davidson County, Tennessee.

Tract 3:

BEING the westerly one-half of Lot No. 27 on the Plan showing subdivision of Certain Blocks in Norton Waverly Plan, of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 11, Register's Office for Davidson County, Tennessee.

Tract 4:

BEING the easterly part of Lot No. 26, in the Waverly Land Company Plan of Lots of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, and being on the southerly margin of Argyle Avenue at the corner of Lots Nos. 26 and 27; thence with the southerly margin of said Avenue, westerly 64-3/4 feet; thence southerly 225 feet to a point on the northerly margin of an alley, 71-1/2 feet from the westerly corner of said two Lots, thence with the line between said two Lots, northerly 225 feet to the beginning.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 3, Register's Office for Davidson County, Tennessee.

Tract 5:

BEING the westerly part of Lot No. 26 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Argyle Avenue, formerly Setterwhite Street, at a point 64 feet 9 inches west of the corner of Lot Nos. 26 and 27, said point being the northwest corner of the property conveyed to E.N. Ralston, by deed from Jackson and Hales, of record in Book 311, page 573, said Register's Office; thence with said Ralston's westerly line, southwardly 225 feet, more or less, to the northerly margin of an alley; thence with said alley, westwardly 56 feet 1 inch to the easterly margin of the old right of way to the Overland Railroad Company; thence with same, northwardly 225 feet, more or less, to the southerly margin of Argyle Avenue; thence with same, eastwardly 49 feet 9 inches to the beginning.

BEING part of the same property conveyed to J.R.M. Management, a partnership, by Quitclaim Deed of record in Book 9086, page 754, Register's Office for Davidson County, Tennessee.

Tract 6:

BEING part of Lot No. 10 and part of the Overland Railway Company of the Waverly Land Company's Plan of Lots as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of an alley 225 feet south of Argyle Avenue, being the southwest corner of the property conveyed to Russell A. Stansell by deed from Roy W. Autenrieth and wife, of record in Book 7846, page 811, said Register's Office; thence with the southerly line of said property and the southerly line of the property conveyed to Russell A. Stansell by deed from J.R.M. Company of record in Book 7308, page 18, said Register's Office, eastwardly 61 feet; thence southwardly 225 feet to the northerly margin of an alley; thence with said alley westerly 61 feet to the easterly margin of the first mentioned alley; thence with said alley northwardly 225 feet to the beginning.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9084, page 994, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries, or other facts which a correct survey of the Property would show.

3. 1998 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable.

4. Deed of Trust and Master Lease from Craighead Development, LLC, to J. Allen Reynolds, III, Trustee, as of record in Book 10857, Page 202, Register's Office for Davidson County, Tennessee (Tracts 1, 2, 3, 4 and 6 only).

5. Deed of Trust from Craighead Development, LLC, to J. Allen Reynolds, III, Trustee, as of record in Book 10857, Page 196, Register's Office for Davidson County, Tennessee (Tract 5 only).

6. Possible application to all or a portion of the Property of Restrictive Covenants Running With the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project, as set forth in an instrument of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.

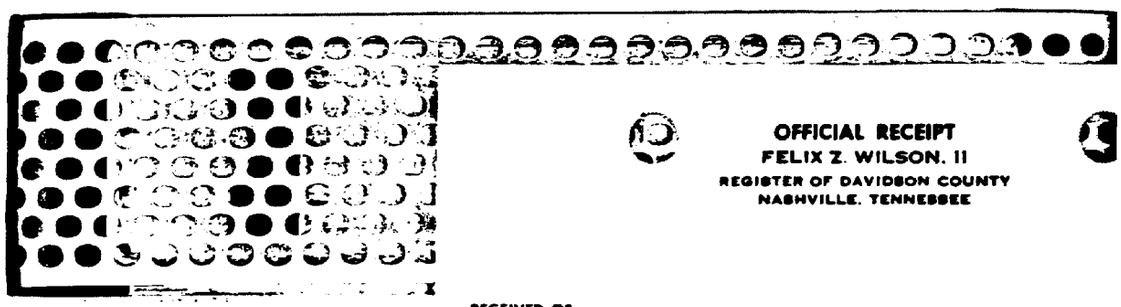
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1768 03/27 0101 03CHECK 2430.00



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

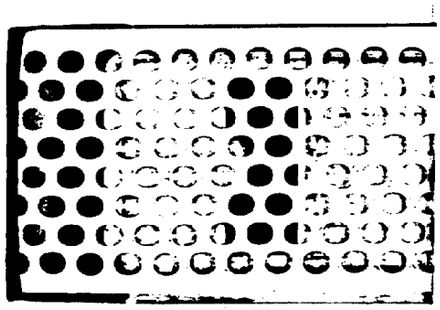
RECEIVED OF _____

FOR _____

BOOK 10857 PG 517

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 650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 24.00
TOTAL 2430.00
CHECK 2430.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/98 01 13:45 0001 1768

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 17 30

No. 1272047