BOOK 10858 PG 794

SPECIAL WARRANTY DEED

FROM:	Thomas Street Land Trust, Louis Farringer, Successor Trustee	This Instrument Prepared by: C. Mark Carver, Esq. Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center
TO:	Woodbine-Trimble, L.P., Grantee	424 Church Street Nashville, TN 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
Woodbine-Trimble, L.P. 222 Oriel Avenue Nashville, TN 37221	Same	105-4/159.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Five Thousand and No/100 Dollars ($ 25,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of March 1998.

Notary Public

My Commission Expires: 9-18-98

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Twenty-Five Thousand and No/100 Dollars ($25,000.00), the receipt and sufficiency of which are hereby acknowledged, Thomas Street Land Trust, Louis Farringer, Successor Trustee (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Woodbine-Trimble, L.P., a Tennessee limited partnership (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").

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 27th day of March, 1998.

THOMAS STREET LAND TRUST
By: Louis Farringer, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D.W. BARRETT, a Notary Public of said County and State, Louis Farringer, Successor Trustee of the Thomas Street Land Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of the named bargainor, for the purposes therein contained.

Witness my hand, at Office, this 27th day of March, 1998.

Notary Public

My Commission Expires: 9-18-98

CARVERC\308804.01 3/27/98

EXHIBIT A

Property Description

Being certain property in Davidson County, Tennessee, located on Thomas Street, being Lot No. 42, being 50 X 120 in size, Field Book No. 14W 24475, Map 105-4, Parcel 159 of record in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Street Land Trust, Jerreldene Harris, Trustee, by deed from Wayne M. McInturff and wife, Emma S. McInturff, of record in Book 10078, page 808, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1248 Thomas Street, Nashville, Tennessee 37210.

EXHIBIT B

Encumbrances

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

2. All matters of record in the Register's Office for Davidson County, Tennessee.

041806
IDENTIF. ◆ REFERENCE
98 MAR 30 AM 9:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
2113 03/30 0101 03CHECK 109.50

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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 798

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 16.00
TOTAL 109.50
CHECK 109.50

03/30/98 01 09:48 0001 2113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0418061
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1272387