BOOK 10858 PG 809

SPECIAL WARRANTY DEED

FROM:	1233 Lewis Street Land Trust, Louis Ferringer, Successor Trustee	This Instrument Prepared by: Dwayne W. Barrett, 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	105-4/170

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of March, 1998.

Notary Public

My Commission Expires: 9-18-98

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of $100,000.00, the receipt and sufficiency of which are hereby acknowledged, 1233 Lewis Street Land Trust, Louis Ferringer, 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 29th day of March, 1998.

1233 LEWIS STREET LAND TRUST,
LOUIS FERRINGER, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D. W. Barrett, a Notary Public of said County and State, Louis Ferringer, Successor Trustee for 1233 Lewis 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 Bargainor for the purposes therein contained.

Witness my hand, at Office, this 29th day of March, 1998.

Notary Public

My Commission Expires: 9-18-98

CARVERC\308804.01 3/27/98

EXHIBIT A

Property Description

Being the southerly 12 1/2 feet of Lot No. 22 and the northerly 25 feet of Lot No. 23 on the Revised Plan of Trimble's National Hill addition of record in Book 21, page 121, Register's Office for said County, as follows:

Said parts of Lots Nos. 22 and 23 front together 37 1/2 feet on the westerly side of Lewis, formerly East Hill Street and extends back between parallel lines 120 feet to an alley.

Being the same property conveyed to Belle Meade Title & Escrow Co. Trustee for 1233 Lewis Street Land Trust of record in Book 9405, page 515, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 1233 Lewis 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.

0418064
IDENTIF. & REFERENCE
98 MAR 30 AM 9:50
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

2116 03/30 0101 03CHECK 387.00

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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 813

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 16.00
TOTAL 387.00
CHECK 387.00

03/30/98 01 09:50 0001 2116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 18064
IDENTIF. # REFERENCE

98 MAR 30 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272390