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SPECIAL WARRANTY DEED

FROM:	John Emmet Stevenson and M.K. Stevenson, Trustees of the Stevenson Trust No. 4	This Instrument Prepared by: Dwayne W. Barrett, Esq. Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center 424 Church Street Nashville, TN 37219
TO:	Woodbine-Trimble, L.P., Grantee	

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	105-4/174, 175

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Thousand Five Hundred and No/100 Dollars ($14,500.00).

John Emmett Stevenson M.K. Stevenson
Affiant agent

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 Fourteen Thousand Five Hundred and No/100 Dollars ($14,500.00), the receipt and sufficiency of which are hereby acknowledged, John Emmet Stevenson and M.K. Stevenson, Trustees of the Stevenson Trust No. 4 (the "**Grantor**"), have 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 29 day of March, 1998.

JOHN EMMET STEVENSON AND M.K. STEVENSON, TRUSTEES OF THE STEVENSON TRUST NO. 4

By: John Emmet Stevenson by W.P. Stevenson agent

By: M.K. Stevenson by W.P. Stevenson agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D. W. Barrett, a Notary Public of said County and State, W.P. STEVENSON, agent for 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 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\308800.01 3/27/98

EXHIBIT A

Property Description

Tract 1:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 31 and the northerly 10 feet of Lot No. 34 on the Plan of Trimble's Addition to Nashville, as of record in Book 21, page 121, Register's Office for said County.

Said parts of Lots Nos. 31 and 34 front together 40 feet on the westerly side of Lewis, formerly East Hill Street, and run back between parallel lines 120 feet to an alley.

Being the same property conveyed to M.K. Stevenson and John Emmet Stevenson, Trustees of the Stevenson Trust No. 4 by deed from W.P. Stevenson, Jr., also known as W.P. Stevenson of record in Book 9541, page 583, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 34 in John Trimble's Addition to South Nashville, as of record in Book 21, page 121, Register's Office for said County.

Said part of Lot No. 34 fronts 40 feet on the west side of Lewis Street and runs back between parallel lines 120 feet to a 12 foot alley.

Being the same property conveyed to M.K. Stevenson and John Emmet Stevenson, Trustees of the Stevenson Trust No. 4 by deed from W.P. Stevenson, Jr., also known as W.P. Stevenson of record in Book 9541, page 583, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Encumbrances

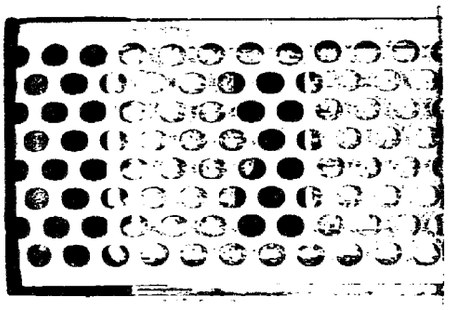
1. 1998 taxes, a lien but not yet due and payable.

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

0418065
IDENTIF. # REFERENCE

98 MAR 30 AM 9:50
FELIX Z. ELDRIDGE REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

2117 03/30 0101 03CHECK 70.65



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

RECEIVED OF _____

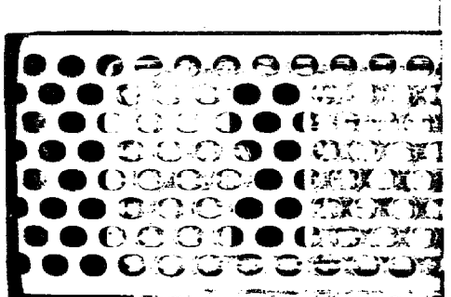
FOR _____

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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	14500.00
			CON TX	53.65
			PRFEE	1.00
			WDEED	16.00
			TOTAL	70.65
			CHECK	70.65
03/30/98	01		09:50 0001	2117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0418065 IDENTIF. # REFERENCE

98 MAR 30 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272391