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SPECIAL WARRANTY DEED BOOK 10985 PG 81

FROM:	MetroCenter Holdings, Inc., Grantor	This instrument was prepared by: Robert N. Buchanan III Farris, Warfield & Kanaday, PLC
TO:	Delta Dental Plan of Tennessee, Grantee	Suite 1900, SunTrust Center Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
240 Venture Circle Nashville, TN 37228	Same	Map 70-16 Parcel 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00).

VP & CFO
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 1998.

Notary Public

My Commission Expires NOV. 27, 1999

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., (the "Grantor"), a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto the said Dental Plan of Tennessee, a Tennessee not for profit corporation, in (the "Grantee"), its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

Being Tract 7L of MetroCenter, as shown on plat of record in Book 9700, page 677, in the Register's Office for Davidson County, Tennessee (the "Plat") by Barge Waggoner Sumner and Cannon, Inc. (file 11469-71)

BEING part of the property conveyed to MetroCenter Holdings, Inc. by deed from MetroCenter Properties, Inc., of record in Book 8321, page 668, Register's Office for Davidson County, Tennessee.

This is unimproved property at Venture Circle, a private road, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons from matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 17th day of June, 1998.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Asia L Hamilton, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 17th day of June, 1998.

Asia L Hamilton
Notary Public

My Commission Expires: _____

My Commission Expires NOV. 27, 1999

NOTARY PUBLIC

EXHIBIT A

1. Restrictive Covenants in favor of Mat-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787; Book 7012, page 61 and made applicable in Book 7012, page 62, said Register's Office. Said Covenants are further amended by that certain Amendment and Waiver for Tract 7L of record in Book 10985 page 78 said Register's Office.

2. Restrictive Covenants in favor of MetroCenter Properties, recorded in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

3. Restrictive Covenants in favor of Arbys, Inc., recorded in Book 9382, page 56, said Register's Office.

4. Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176, said Register's Office.

5. Terms, conditions, easements, rights and liens as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 7487, page 952, as amended in Book 10602, page 499 in favor of MetroCenter Improvements Association.

6. All matters shown on Plat recorded in Book 9700, page 677.

7. Taxes for 1998 which have been prorated.

8. Terms, conditions, easements, rights and liens as set forth in the Master Deed in Book 5026, page 783 and the By-Laws recorded in Book 5026, page 787 as amended in Book 5035, page 967, said Register's Office.

9. Rights of others in and to the common elements.

04522994
IDENTIFICATION REFERENCE
98 JUN 19 PM 4:06
REGISTER
DAVIDSON COUNTY TN.

3427 06/19 0101 03CHECK 901.00

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

RECEIVED OF _____

FOR _____

BOOK 10985 PG 84

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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 12.00
TOTAL 901.00
CHECK 901.00

06/19/98 01 16:06 0001 3427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452994
IDENTIF. & REFERENCE

98 JUN 19 PM 4:06

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

No. 1309260