(3)

BOOK 11067 PAGE 102

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
1332 Eighth Avenue North
P.O. Box 80240
Nashville, Tennessee 37208

FROM: MID-CONTINENT COLLEGE of MAYFIELD, KENTUCKY ("GRANTOR")

TO: MUSIC ROW PROPERTIES, LTD.
a TENNESSEE LIMITED PARTNERSHIP ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
118 Sixteenth Avenue South Nashville, Tennessee 37203	Music Row Properties, Ltd., a Tennessee Limited Partnership	Pcls: 93-9, 93-13 203, 204, 205 206, 7

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Music Row Properties, Ltd., and for further consideration of the transfer, Mid-Continent College has bargained and sold, and by these presents does transfer and convey unto the said Music Row Properties, Ltd., a Tennessee limited partnership, its successors and assigns, an undivided seven percent (7%) interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point at the Intersection of the sidewalk in the easterly margin of 16th Avenue South and the southerly margin of McGavock Street, this being the northwestern corner of this described Tract Number 1, also known as Parcel 203, Metro tax Map 93-9 Tax Assessor's Office for Davidson County, Tennessee, thence; in a easterly direction along said sidewalk in the southern margin of McGavock Street, North 63° 40' 49" East, 268.00 feet to a point, thence; South 26° 16' 23" East, 166.00 feet to a point in the northern margin of Alley Number 235, Metro tax Map 93.13, Tax Assessor's Office of Davidson County, Tennessee, thence; North 63° 40' 27" East, 227.90 feet along said alley to a point in the eastern margin of the sidewalk in the eastern margin of 16th Avenue South, thence; North 26° 16' 23" West, 166.00 feet to the point of beginning of this described Tract Number 1 containing 44,487.99 square feet or 1.021 acres, more or less.

TRACT NO. 2:

BEGINNING at a P.K. Nail in the sidewalk at the Intersection of 16th Avenue South and Demonbruen Street, this being the southwestern corner of Parcel Number 8, Metro Tax 93-13, Tax Assessor's Office for Davidson County, Tennessee, thence; continuing along sidewalk North 63° 50' 20" East, 157.86 feet in a easterly direction to an iron rod in the northerly margin of Demonbruen Street, this being the point of beginning for this described Tract Number 2, thence; North 26° 04' 26" West, 82.13 feet along the building wall to a point, thence; South 63° 46' 41" West, 158.14 feet along the building wall to a point; thence North 26° 16' 23" West, 82.64 feet to a point, thence; North 63° 40' 27" East, 227.90 feet along the northerly building wall in the southerly margin of Alley Number 235, Metro Tax Map 93-13, Tax Assessor's Office of Davidson County, Tennessee, thence; South 26° 15' 25" East, 165.30 feet to a P.K. Nail (Old) in the sidewalk, thence; South 63° 50' 20" West, 70.01 feet to the point of beginning for this described Tract Number 2, containing 24,620..69 square feet or 05.65 acres more or less.

BEING part of the same property conveyed to E. Howard Brandon and wife, Ruth Brandon, by Quitlcaim Deed of ecord in Book 9957, Page 530, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mid-Continent College from E. Howard Brandon and wife, Ruth A. Brandon, by Quitclaim Deed dated July___, 1998, of record in Book 11067 Page 99, Register's Office for Davison County, Tennessee.

This is improved property known as 118 Sixteenth Avenue, South, Nashville, Davidson County, Tennessee 37203.

This conveyance is subject to the following matters of record:

1. All matters shown on Plat recorded in Plat Book 1, Page 15;
2. Memorandum of Lease of record in Book 9311, Page 594; together with option to purchase at specified amounts; and
3. Lease Agreement of record in Book 6524, Page 751, establishing rental of five (5) parking spaces; and
4. Property Tax for 1998, a lien, currently due and payable.

TO HAVE AND TO HOLD the said undivided seven (7%) percent interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Music Row Properties, Ltd., L.P., its successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 24 day of July, 1998.

MID-CONTINENT COLLEGE OF
MAYFIELD KENTUCKY

By: David Jester
Dr. David L. Jester, President

98 AUG 14 PM 4:16

01753302

STATE OF KENTUCKY)
COUNTY OF McCracken)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Dr. David L. Jester, an authorized representative of Mid-Continent College, the bargainor, with whom I am personally acquainted, and who acknowledged that he is is authorized to execute this instrument on behalf of the college and that as such he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24th day of July, 1998.

Melissa N. Medlin
Notary Public

MELISSA N. MEDLIN NOTARY PUBLIC STATE AT LARGE

My Commission Expires: May 13, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 186,760.00.

Affiant

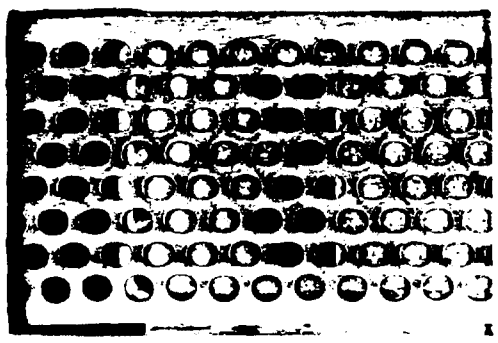
Subscribed and sworn to before me this 13th day of August, 1998.

Notary Public

My Commission Expires:
5-13-2002

LINDA J. GOCHEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

01753302



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

CASH

1867[illegible]

CON TX 691.01

PRFEE 1.00

TDEED 8.00

ERR CO

TDEED 8.00

WDEED 8.00

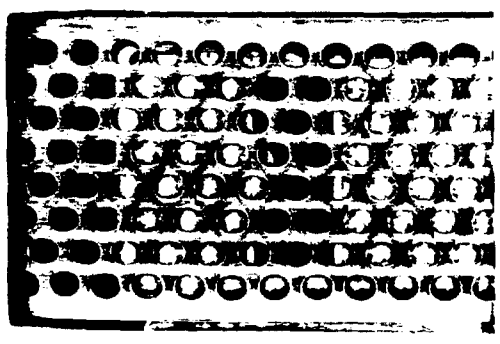
CFEE 2.00

CASH 702.01

CHECK 702.01

05-14-98 01 16:16 0001 7[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0475302

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No.1[illegible]2893