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SPECIAL WARRANTY DEED

FROM: SUNTRUST BANK, NASHVILLE, N.A., Grantor

TO: RAYMOND C. WHITEAKER, Grantee

This instrument was prepared by:
Cynthia N. Sellers, Esq.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
Raymond C. Whiteaker 446 James Robertson Parkway Nashville, TN 37219		93-2-7
	Same	Field Book Numbers 4W-11775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

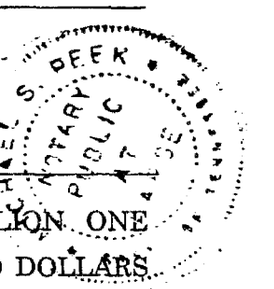
The actual consideration or value, whichever is greater, for this transfer is ONE MILLION ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1,187,500.00).

Raymond C. Whiteaker
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of October, 1998.

Michael S Peek
Notary Public

My Commission Expires: May 26, 2002



FOR AND IN CONSIDERATION OF the sum of ONE MILLION ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1,187,500.00), the receipt and sufficiency of which are hereby acknowledged, SUNTRUST BANK, NASHVILLE, N.A., formerly known as Third National Bank in Nashville (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto RAYMOND C. WHITEAKER ("**Grantee**"), his heirs, 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, together with all improvements, buildings and structures located thereon (the "**Property**").

The Property is improved property known as 446 James Robertson Parkway, Nashville, Tennessee.

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 Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness our hands this 23rd day of October, 1998.

SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: Vice President

By: _____

Title: SVP.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth S. Barbour, a Notary Public of said County and State, personally appeared S. Steven Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office, this 22nd day of October, 1998.

_____
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth S Barbour, a Notary Public of said County and State, personally appeared T. Michael Logan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SVP (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national banking association, and that he as such SVP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as SVP.

Witness my hand and seal, at Office, this 23rd day of October, 1998.

ELIZABETH S. BARBOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Elizabeth S Barbour
Notary Public

My Commission Expires: My Commission Expires MAR 24, 2001

EXHIBIT A

Property Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot "Ca" on the resubdivision of the parcels of "Ca" and "C" of The Capitol Hill Redevelopment Project of record in Book 3500, page 109, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point at the south end of a curve at the southeasterly corner of the intersection of Gay Street and James Robertson Parkway; thence along said curve having a radius of 15.00 feet and a central angle of 110 deg. 05' northeasterly a distance of 28.82 feet to a point in the southerly margin of Gay Street; thence with the margin of the same North 65 deg. 21' East 294.90 feet to a point; said point being the beginning of a curve to the right having a radius of 15.00 feet and a central angle of 87 deg. 22' southeasterly a distance of 22.87 feet to a point in the westerly margin of Third Avenue North; thence with the margin of the same South 27 deg. 17' East 86.17 feet to a point; thence leaving said margin South 65 deg. 21' West 302.54 feet to a point in the northeasterly margin of James Robertson Parkway, thence with the margin of the same along a curve to the left having a radius of 955.0 feet and a central angle of 7 deg. 47' northwesterly a distance of 84.17 feet to the point of beginning. Together with Parking and Access Rights as set out in the Parking Agreement of record in Book 9560, page 284, said Register's Office.

Being the same property conveyed to Third National Bank in Nashville (now known as SunTrust Bank, Nashville, N.A.) by deed from United Cities Realty Company of record in Book 5740, page 799, Register's Office for Davidson County, Tennessee.

7143 10/23 0101 03CHECK 4416.75

0503262

IDENTIFICATION REFERENCE

98 OCT 23 PM 3:29

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

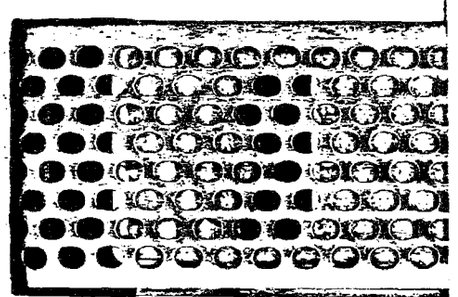
Encumbrances

1. State and County taxes for 1998, a lien but not yet due and payable, which have been prorated and will be paid by Grantee.

2. Matters shown on the Plan of record in Book 3500, Page 109, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 2735, page 473, said Register's Office.

4. All matters shown on that certain boundary survey prepared for Third National Bank by Ragan-Smith-Murphy & Associates, Inc. dated February 16, 1989, revised December 28, 1994, and last revised October 22, 1998.



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

RECEIVED OF _____

FOR _____

BOOK 11167 PAGE 838

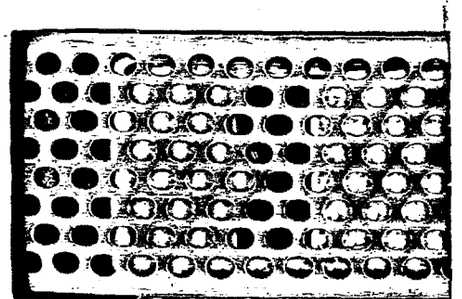
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1187500.00
CON TX 4393.75
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 4416.75
CHECK 4416.75

10/23/98 01 15:31 0001 7143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503262
IDENTIF. ↑ REFERENCE

98 OCT 23 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362335