Box 23
MBH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RMR Investment Company, LLC 530 Oak Court Dr., Suite 165 Memphis, Tennessee 38117	Map/Par 092-15-0 136.00 and 092-15-0 137.00	Same
This instrument prepared by: R. Claybourne Petrey, Jr. Attorney at Law, P. O. Box 217, Parsons, Tennessee 38363		

SPECIAL WARRANTY DEED

BOOK 11180 PAGE 823

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, JAMES W. AYERS, a resident of Decatur County, Tennessee (the "Grantor"), by these presents does hereby convey, assign, transfer and sell to RMR INVESTMENT COMPANY, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

BEING a parcel of land in Nashville First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of West End Avenue and Twenty-Fourth Avenue North, being a part of the Elliston property as shown on the Plan of record in Book 21, page 141, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of West End Avenue and the westerly right-of-way line of Twenty-Fourth Avenue North; thence with said northerly right-of-way line, South 58 degrees 35 minutes 23 seconds West, 125.01 feet to a point; thence leaving said northerly right-of-way line with the easterly line of property conveyed to Paula Kubitscheck-Vogel and Johanna Kurz by Deed of Record in Book 6935, page 390, Register's Office for Davidson County, Tennessee, North 31 degrees 22 minutes 43 seconds West, 214.77 feet to a point in the southerly right-of-way line of Elliston Place; thence with said southerly right-of-way line, North 44 degrees 07 minutes 44 seconds East, 129.12 feet to the point of the intersection with the westerly right-of-way line of Twenty-Fourth Avenue North; thence with said westerly right-of-way line, South 31 degrees 22 minutes 43 seconds East, 247.01 feet to the point of beginning, containing 28,863 square feet or 0.66 acre, more or less, as described on a survey dated June 26, 1998 and last revised August 5, 1998, prepared by Barge, Waggoner, Sumner & Cannon, Inc., William C. Watson, Tennessee Registered Land Surveyor No. 1487.

BEING the same property conveyed to James W. Ayers, by Deed of Record in Book 7738, page 14, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for 1998, a lien now due and payable.
2. Restrictive covenants of record in Book 268, page 510; Book 270, page 591; Book 270, page 593; and Book 271, page 230, Register's Office for Davidson County, Tennessee.
3. Matters shown on survey Number 10737-02, dated June 26, 1998, last revised August 5, 1998, prepared by Barge, Waggoner, Sumner & Cannon, including sanitary sewer line underneath the building in the northerly property area and electric and telephone lines.
4. Unrecorded Lease Agreement dated November 23, 1987 between Nick Spiva, Trustee and MTS, Incorporated (d/b/a Tower Records).

This is improved property known as 2400 West End Avenue, Nashville,Tennessee 37203. The subject property is commercial property and is not the usual place of residence of the Grantor.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein. Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 2nd day of November, 1998.

James W. Ayers

98 NOV -2 PM 12:20
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0506616
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF Decatur)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES W. AYERS, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Parsons, Tennessee, this the 29th day of October, 1998.

Riva Conway
NOTARY PUBLIC

My Commission Expires: July 27, 2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

0688 11/02 0101 03CHECK 13645-50

The actual consideration for this transfer is $3,685,000.00.

Ruth A. Carruthers
Affiant

Subscribed and sworn to before me this 2 day of November, 1998.

Marilyn Hyde
Notary Public

My Commission Expires: 1-27-2001

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 27, 2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11180 PAGE 825

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
3685000.00
CON TX 13634.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 13645.50
CHECK 13645.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11702/96 01 12:20 0001 0688

05066616
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 12:20

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365844