41

SPECIAL WARRANTY DEED

FROM: BRADFORD TRUST COMPANY, SUCCESSOR TRUSTEE UNDER TRUSTS CREATED U/T/W OF JAMES E. PATTERSON, AND EVELYN JONES PATTERSON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JAMES E. PATTERSON, (collectively, "Grantor")

This instrument was prepared by:
Hannah K. V. Cassidy, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: ELM HILL PIKE PARTNERSHIP, ("Grantee")

Address New Owner (s) as follows:

Elm Hill Pike Partnership
P.O. Box 3470
Brentwood, TN
37024-3470

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Numbers:

95-13-22

98 NOV 20 PM 2:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0515276
IDENTIF. + REFERENCE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is and Two Hundred Forty-two Thousand Five Hundred and No/100 Dollars ($242,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of November, 1998.

Notary Public

My Commission Expires: 9/25/2002

FOR AND IN CONSIDERATION OF the sum of and Two Hundred Forty-two Thousand Five Hundred and No/100 Dollars ($242,500.00), the receipt and sufficiency of which are hereby acknowledged, BRADFORD TRUST COMPANY, SUCCESSOR TRUSTEE UNDER TRUSTS CREATED U/T/W OF JAMES E. PATTERSON ("Trustee"), EVELYN JONES PATTERSON, an individual residing in Davidson County, Tennessee ("Patterson"), and EVELYN JONES PATTERSON, EXECUTOR OF THE ESTATE OF JAMES E. PATTERSON ("Executor") (collectively, the "Grantor") have bargained and sold, and by these presents do transfer and convey unto ELM HILL PIKE PARTNERSHIP, a Tennessee general

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 together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1938 Elm Hill Pike, Nashville, Tennessee 37210.

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 my hand this 19 day of November, 1998.

TRUSTEE:

BRADFORD TRUST COMPANY, Successor Trustee under Trusts Created U/T/W of James E. Patterson

By: Jim Wilkins

Title: Trust Officer Bradford Trust Co

PATTERSON:

Evelyn Jones Patterson
EVELYN JONES PATTERSON

EXECUTOR:

EVELYN JONES PATTERSON, EXECTUOR OF THE ESTATE OF JAMES E. PATTERSON

By: Evelyn Jones Patterson, Executor
Evelyn Jones Patterson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lori L. Parsons, a Notary Public of said County and State, personally appeared Jim Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trust Officer (or other officer authorized to execute the instrument) of BRADFORD TRUST COMPANY, the within named bargainor, a corporation, and that he/she as such Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at Office, this 19th day of November, 1998.

Lori L. Parsons
Notary Public

My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amee M Mercadal, a Notary Public of said County and State, EVELYN JONES PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of November, 1998.

Amee M. Mercadal
Notary Public

My Commission Expires: "My Commission Expires 5/27/01"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Amee M Mercadal, a Notary Public of said County and State, personally appeared Evelyn Jones Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of the ESTATE OF JAMES E. PATTERSON, the within named bargainor, an estate, and that she as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executor.

Witness my hand and seal, at Office, this 19 day of November, 1998.

Amee M. Mercadal
Notary Public

My Commission Expires: "My Commission Expires 5/27/01"

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of the Resubdivision of Metropolitan Industrial Park Section 21, as of record in Book 4595, page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES E. PATTERSON by deed of record in Book 4404, page 572 and Book 4686, page 744, Register's Office for Davidson County, Tennessee. JAMES E. PATTERSON having since died. A certified copy of his will is of record in Book 6509, page 21, said Register's Office, and vests the Trustee of the Trusts created therein with all property. Third National Bank in Nashville was named Trustee. By Order of the Probate Court filed in MB 427, page 363, Bradford Trust Company was appointed Successor Trustee.

9929 11/20 0101 03CHECK 920.25

EXHIBIT B

Encumbrances

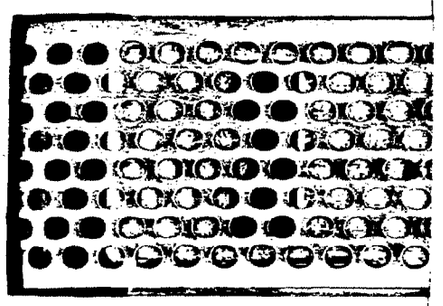
1. General or special taxes and assessments required to be paid in the year 1998 and subsequent years.

   Davidson County taxes for 1998, a lien, but not yet due and payable.

2. Sign Lease of record in Book 7173, page 213, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4214, page 851, Book 4392, page 307 and Book 4686, page 742, said Register's Office.

4. Matters shown on the Plan of record in Book 4595, Page 127, said Register's Office.



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

RECEIVED OF _____

FOR _____

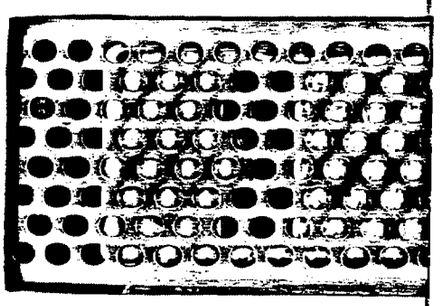
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

BOOK 11214 PAGE 833

CAMT	242500.00
CON TX	897.25
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	920.25
CHECK	920.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05152/76
IDENTIF. & REFERENCE

98 NOV 20 PM 2:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374983