Box 23
(MOH)

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL (LMP)
A Professional Corporation
511 Union Street - Suite 1700
Nashville, TN 37219

BOOK 11264 PAGE 262

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
MFMC, LLC	Same	Map 159;
707 Second Avenue South		Parcels 109 & 110
Nashville, TN 37210		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $970,200.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1998.

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-2001

My Commission Expires JAN 27, 2001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ida F. Lawrence, an unmarried person**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **MFMC, LLC, a Tennessee limited liability company**, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B".

This is improved property known as 5710 Granny White Pike, Brentwood, Tennessee 37027.

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, and GRANTOR does covenant with said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, assigns and representative, to warrant and forever defend the title to the said

land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this the 17th day of December, 1998.

Ida F. Lawrence, an unmarried person

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ida F. Lawrence, an unmarried person,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of December, 1998.

Notary Public

My Commission Expires:

My Commission Expires May 27, 2001

EXHIBIT "A" BOOK 11264 PAGE 264

A certain tract of land lying, in part, the 15th Civil District of Williamson County, Tennessee, and lying, in part in the 7th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning on a point located at the intersection of the center line of Granny White Pike and the South right-of-way of Old Hickory Boulevard, said point being the Northwest corner of subject tract; thence,

1. Along the South right-of-way of Old Hickory Boulevard, and along a 24 inch stone wall in part, South 71 Degrees 05 Minutes 01 Seconds East, passing an iron pin(n) at 30.00 feet, in all 315.29 feet to a 14 inch hackberry tree, said tree being the Northeast corner of the subject tract and the Northwest corner of Paul E. Choate, of record in Deed Book 2283, Page 548, R.O.D.C.T.; thence,

2. Leaving Old Hickory Boulevard with the west boundary line of Paul E. Choate South 03 Degrees 46 Minutes 29 Seconds West, passing an iron pin(o) at 275.38 feet, in all 276.39 feet to a point, said point being the Southeast corner of subject tract an in the North boundary line of Lot 1, Section 70, Maryland Farms of record in Plat Book 23, Page 83, R.O.W.C.T.; thence,

3. Leaving Paul E. Choate and along the North boundary line of Lot 1, Section 70, Maryland Farms, North 85 Degrees 14 Minutes 31 Seconds West passing an iron pin(o) at 261.47 feet, in all 290.65 feet to a point in the center of Granny White Pike, said point being the Southwest corner of subject tract; thence,

4. Along the center of Granny White Pike for the next 2 calls;
   North 02 Degrees 49 Minutes 29 Seconds East 179.40 feet;
   North 00 Degrees 14 Minutes 35 Seconds East 174.71 feet to the point of beginning.
   Containing 92,721 square feet or 2.129 acres, more or less.

The above described property is described according to a survey made by Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, dated December 2, 1998, last revised December 15, 1998, bearing Job No. 98-148.

Being the same property conveyed to Jack W. Lawrence and wife, Ida F. Lawrence by deed of record in Book 4203, page 979, Register's Office for Davidson County, Tennessee. The said Jack W. Lawrence having since died.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Davidson County Taxes for the year 1999 and subsequent years.

2. All matters as shown on the Plat of record in Book 208, page 18, Register's Office for Davidson County, Tennessee.

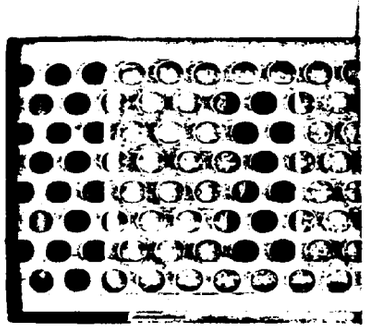
3. Title to that portion of the premises within the bounds of Granny White Pike.

4. All matters as shown on the survey made by Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, dated December 2, 1998, last revised December 15, 1998, bearing Job No. 98-148.

0528534
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 1:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4049 12/22 0101 03CHECK 3608.74



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 266

RECEIVED OF _____

FOR _____

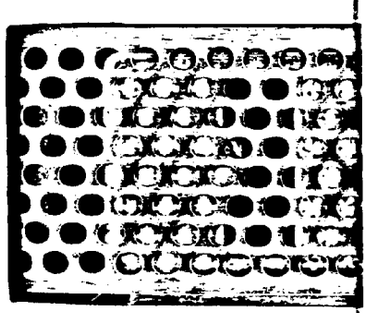
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	970200.00
CON TX	3589.74
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	3608.74
CHECK	3608.74

12/22/98 01 13:29 0001 4049

0528534
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 1:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405580