Box 4

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:

Craighead Development, LLC
700 Craighead Street
Suite 305
Nashville, TN 37204

SEND TAX BILLS TO: SAME

MAP-PARCEL NOS.:

Map: 104-2
Parcel: 308

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($425,000.00) DOLLARS, the receipt of which is hereby acknowledged, THIRTY-FIRST AVENUE PARTNERS, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of January, 1999.

NOTARY PUBLIC

My Commission Expires:
11-24-01

This is unimproved property located at the intersection of Thirty-First Avenue, North, and Hedrick Street, Nashville, Tennessee.

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

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized general partner on this the 11th day of January, 1999.

GRANTOR:

THIRTY-FIRST AVENUE PARTNERS, L.P.,
a Tennessee limited partnership

BY: SPIVILL MANAGEMENT AND INVESTMENT COMPANY, a Tennessee corporation, General Partner

BY: _____
George N. Spiva, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Jan Minshall, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of SPIVILL Management and Investment Company, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as General Partner for THIRTY-FIRST AVENUE PARTNERS, L.P., the bargainor, a Tennessee limited partnership, and that the corporation, as such General Partner executed the same for the purposes therein contained, by signing the name of the Corporation by itself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 11th day of January, 1999.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land lying in Nashville, Davidson County, Tennessee, and more particularly described according to a survey by R. L. Montoya - Land Surveying, Inc., dated May 13, 1996, revised May 19, 1998 (Job No. 96-5-40).

BEGINNING at an iron pin in the easterly margin of Thirty-First Avenue, South this being the northwest corner of Parcel 308, Metropolitan Tax Map 104-2, Tax Assessor's Office for Metropolitan Nashville and Davidson County, Tennessee; thence, in a northeasterly direction North 61° 04' 42" East, 150.00 feet to an iron pin; thence, South 28° 57' 46" East, 100.00 feet to an iron pin in the northerly margin of Hedrick Street, this being the northeast corner of this parcel; thence, South 61° 04' 42" West, 150.00 feet to an iron pin; thence, North 28° 57' 46" West, 100.00 feet to the point of beginning, containing 15,000 square feet or 0.34 acres, more or less, according to said survey.

BEING the same property conveyed to Thirty-First Avenue Partners, L.P. by deed from Horace U. Henley and wife, Betty G. Henley, of record in Book 10110, Page 668, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME LEGAL DESCRIPTION AS CONTAINED IN PREVIOUS DEED OF RECORD.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. 1999 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable; and

2. Matters shown on a survey prepared by R. L. Montoya-Land Surveying, Inc., dated May 13, 1996, revised May 19, 1998 (Job No. 96-5-40).

05361
IDENTIF. & REFERENCE
99 JAN 12 PM 3:48
DAVIDSON COUNTY, TN.
2061
01/12 0101 03CHECK 1591.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11295 PAGE 55

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

0536140

IDENTIF. & REFERENCE

99 JAN 12 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1591.50
CHECK 1591.50

01/12/99 01 15:49 0001 2061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411513