THIS INSTRUMENT PREPARED BY:

Harris A. Gilbert
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219-1750
(615) 251-6705

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Cavalier Building, LLC c/o Leon May 228 Ensworth Avenue Nashville, Tennessee 37205	Same	Map 103-14 Parcel 28

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, C.B.S. Realty Company, a Tennessee general partnership, by its partners, Carolyn Cavalier Rosenberg 1997 Trust, Cynthia Cavalier, Debra Cavalier, Eileen Meyer Chalfie, Co-Trustee under the Sam Seligman Revocable Trust dated October 14, 1976, as amended, and Mary C. Barr, being all of the partners of C.B.S. Realty Company (the "Grantor"), owning a 77.778% undivided interest, Mary C. Barr, individually, as to a 4.222% undivided interest, and Mary C. Barr Grantor Retained Annuity Trust, as to an 18.0% undivided interest, have bargained and sold, and by these presents do transfer and convey unto Cavalier Building, LLC (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit A

The legal description contained herein is the same as that contained in the previous deed of record. This is improved property known as 95 White Bridge Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set forth on attached Exhibit B and all other matters of record; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. 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.

This Deed may be executed in Counterpart.

WITNESS our hands as of this 18th day of January, 1999.

C.B.S. REALTY COMPANY BY ITS PARTNERS:

0542121
IDENTIF. & REFERENCE

99 JAN 20 PM 4:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WITNESS:

Belinda J Monk

BOOK 11316 PAGE 138

By: Eileen Meyer Chalfie
Eileen Meyer Chalfie
Co-Trustee under the Sam Seligman
Revocable Trust dated October 14, 1976,
as amended

STATE OF OHIO)

COUNTY OF HAMILTON)

Before me, Belinda J. Monk a Notary Public in and for the State and County aforesaid, personally appeared Eileen Meyer Chalfie, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee and that she, as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing for herself as Co-Trustee.

Witness my hand and official seal at Cincinnati, Ohio this 13th day of January, 1999.

Belinda J Monk
Notary Public

NOTARIAL SEAL STATE OF OHIO

BELINDA J. MONK
Notary Public. State of Ohio
My Commission Expires Sept. 1, 1999

CAROLYN CAVALIER ROSENBERG 1997 TRUST,
14.82% interest

By: Carolyn Cavalier Rosenberg
Carolyn Cavalier Rosenberg

STATE OF CALIFORNIA)

COUNTY OF ~~SAN FRANCISCO~~ Alameda)

Before me, Anna Caredio, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn Cavalier Rosenberg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Carolyn Cavalier Rosenberg 1997 Trust, and that she as such Trustee executed the foregoing instrument for the purpose therein contained, by signing for the Carolyn Cavalier Rosenberg 1997 Trust by herself as Trustee.

Witness my hand and official seal at San Francisco, California, this 14 day of January, 1999.

Anna Caredio
Notary Public

My Commission Expires:

May 11, 2002

ANNA CAREDIO
Comm. # 1183260
NOTARY PUBLIC - CALIFORNIA
Alameda County
My Comm. Expires May 11, 2002

By: Cynthia Cavalier
Cynthia Cavalier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Cynthia Cavalier, to me known to be the person described therein (or who proved to me to be the same on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of January, 1999.

Notary Public

My Commission Expires:

HARRIS A. GILBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MARCH 24, 2001

By: Debra Cavalier
Debra Cavalier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Debra Cavalier, to me known to be the person described therein (or who proved to me to be the same on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28th day of January, 1999.

Notary Public

My Commission Expires: HARRIS A. GILBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MARCH 24, 2001

MARY C. BARR
PARTNER OF C.B.S. REALTY COMPANY

By: Mary C. Barr
Mary C. Barr

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Mary C. Barr, to me known to be the person described therein (or who proved to me to be the same on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14th day of January, 1999.

NOTARY PUBLIC STATE OF FLORIDA
JOYCE A FISHER
My Commission CC478247
Expires Jul. 10, 1999

Joyce A. Fisher
Notary Public

My Commission Expires:

7-10-99

By: Mary C. Barr
Mary C. Barr, 4.222% undivided interest

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Mary C. Barr, to me known to be the person described therein (or who proved to me to be the same on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14th day of January, 1999.

NOTARY PUBLIC STATE OF FLORIDA
JOYCE A FISHER
My Commission CC478247
Expires Jul. 10, 1999

Joyce A. Fisher
Notary Public

My Commission Expires:

7-10-99

MARY C. BARR GRANTOR RETAINED
ANNUITY TRUST, 18% undivided interest

By: Dianne Barr Towe
Dianne Barr Towe, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Harris A. Gilbert, a Notary Public in and for the State and County aforesaid, personally appeared Dianne Barr Towe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Mary C. Barr Grantor Retained Annuity Trust and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing for the Mary C. Barr Grantor Retained Annuity Trust, by herself as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1999.

Notary Public

My Commission Expires:

HARRIS A. GILBERT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MARCH 24, 2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $5,850,000.00.

Douglas L Hunt
Affiant CHIEF MANAGER
CAVALIER BUILDING, LLC

Subscribed and sworn to before me, this
the 15th day of January, 1999.

Harris A. Gilbert
Notary Public

My Commission Expires:

HARRIS A. GILBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MARCH 24, 2001

EXHIBIT A

Land in the 24 th Councilmanic District of Davidson County, Tennessee, being part of the reserved area as shown on the recorded plan of Hillwood Terrace of record in Book 2663, page 50 R.O.D.C.,Tn. and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated January 25,1999 known as Job No. 980158 more particularly described as follows:

Beginning at an iron pin set on the Southwest margin of White Bridge Road, said point of beginning being N63 18'W 585.00' from the centerline of Brookwood Terrace, said point of beginning also being the Northwest corner of the Murray Income Properties II, LTD (formerly Strike N Spare) of record in Book 7072, page 663 R.O.D.C.,Tn.; Thence leaving White Bridge Road and with the line of the said Murray Income Properties S26 44'15"W 327.50' to an iron pin set: thence with the line of the Hillwood Terrace Subd N63 17'56"W 503.50' to an existing iron pin; thence ,with the line of the Fountains L.L.C. of record in Book 9901, page 53 R.O.D.C.,Tn.; N44 19" 49"E 378.41' to an existing iron pin; thence with the southerly margin of White Bridge Road and with a curve to the left having a radius of 474.62' and a long chord of 176.84' , said chord having a bearing of S52 33'47"E a distance along the curve of 177.88'; thence continuing with the said margin S63 14'48"E 215.36' to the point of beginning , containing 3.44 acres more or less.

Being the same property conveyed to C.B.S. Realty Company a Tennessee partnership, by deed from Charles H. Potter, Charles E. Alexander, Robert C H Mathews, Jr., Franklin G. Clark and Don M. Powell, of record in Book 3908, page 187, and by Quitclaim Deed to Mary C. Barr, of record in Book 11056, page 954 and by Quit Claim Deed to Mary C. Barr, Grantor Retained Annuity Trust, of record in Book 11056, page 958, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

Taxes for 1999, and subsequent years: Not yet due and payable.

Restrictive Covenants contained in an instrument of record in Book 2750, page 521, Book 3908, page 187, and amended in Book 4085, page 118, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Subject to all matters shown on the Plan of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee.

Subject to a 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewer and/or storm drainage of record in Book 4030, page 914, said Register's Office.

8473 01/28 0101 03CHECK 21692.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11316 PAGE 148

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	5850000.00
CON TX	21645.00
PRFEE	1.00
WDEED	44.00
CFEE	2.00
TOTAL	21692.00
CHECK	21692.00

01/28/99 01 16:14 0001 8473

0542121
IDENTIF. & REFERENCE

99 JAN 28 PM 4:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417860