Box 28

BOOK 11377 PG. 713

SPECIAL WARRANTY DEED

FROM: Jerome B. Guttman, Trustee With Full Power To Sell, Mortgage, Transfer, Convey And Assign Without The Joinder Of Any Beneficiary, Grantor

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church St., Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: Executive South, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes**	**Map-Parcel Number**
302 Adams Lane Mt. Juliet, TN 37122	Same	120-1-140

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Six Hundred Seventy Seven Thousand Five Hundred and No/100 Dollars ($2,677,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of March, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

329845.2 2/19/99

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

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IDENTIFICATION REFERENCE

FOR AND IN CONSIDERATION OF the sum of Two Million Six Hundred Seventy Seven Thousand Five Hundred and No/100 Dollars ($2,677,500.00), the receipt and sufficiency of which are hereby acknowledged, Jerome B. Guttman, Trustee With Full Power To Sell, Mortgage, Transfer, Convey And Assign Without The Joinder Of Any Beneficiary (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto Executive South, LLC, a Tennessee limited liability company (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 plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Grantor's right, title and interest in and to the land underlying, the air space overlying and any public or private ways or streets crossing or abutting said real estate (collectively, the "Land"), and together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively the "Property").

The Property is improved property known as 1161 Murfreesboro Road, Nashville, Tennessee 37217.

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 Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 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 as of the 9th day of March, 1999.

GRANTOR:

Jerome B Guttman

Jerome B. Guttman, Trustee With Full Power To Sell, Mortgage, Transfer, Convey And Assign Without The Joinder Of Any Beneficiary

STATE OF Fla)
COUNTY OF Palm Beach)

Before me, Peter B Smith, a Notary Public of said County and State, personally appeared Jerome B. Guttman, Trustee With Full Power To Sell, Mortgage, Transfer, Convey And Assign Without The Joinder Of Any Beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Jerome B. Guttman, Trustee With Full Power To Sell, Mortgage, Transfer, Convey And Assign Without The Joinder Of Any Beneficiary, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 22 day of Feb, 1999.

Peter B Smith

Notary Public

My Commission Expires:_____

Peter B. Smith
[illegible] CC660184 EXPIRES
[illegible] 31, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Murfreesboro Pike between Vultee Boulevard and Glengarry Drive, being Lot No. 2 as shown on the plan of Glengarry Park Commercial Development, Section IV, as of record in Book 4660, Page 55, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Murfreesboro Pike, said point being N 48 ° 49' 00" W, 885.2 feet, more or less, from centerline of Glengarry Drive;

THENCE, leaving said right-of-way line with the westerly line of Lot No. 1, as shown on said plan, S 41° 11' 00" W, 245.27 feet to a point in the northerly line of Lot No. 2 as shown on the plan of Glengarry Park Commercial Development, Section II, as of record in Book 4175, Page 16, R.O.D.C.;

THENCE, with said line N 48° 56' 00" W, 721.35 feet to a point in the easterly line of Lot No. 173 as shown on the plan of Section Three, Glencliff Estates as of record in Book 1424, Page 1, R.O.D.C.;

THENCE, with said line and the easterly right-of-way line of Vultee Boulevard, N 54° 01' 00" E, 253.02 feet to a point in the southerly right-of-way line of Murfreesboro Pike;

THENCE, with said right-of-way line the following calls:

S 48° 49' 00" E, 573.00 feet to a point;
S 41° 11' 00" W, 8.00 feet to a point;
S 48° 49' 00" E, 15.00 feet to a point;
N 41° 11' 00" E, 8.00 feet to a point;
S 48° 49' 00" E, 77.10 feet to the point of beginning.

Containing 170,500 square feet or 3.91 acres, more or less.

Together with a non-exclusive right appurtenant to the property described above for ingress and egress from the property described above to those certain public rights-of-way adjacent to the property described above and known as Murfreesboro Road in Nashville, Tennessee.

Being the same property conveyed to JEROME B. GUTTMAN, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, CONVEY AND ASSIGN WITHOUT THE JOINDER OF ANY BENEFICIARY by deed from RESOLUTION TRUST CORPORATION AS RECEIVER FOR GREAT SOUTHERN FEDERAL SAVINGS AND LOAN ASSOCIATION; SUCCESSOR IN INTEREST TO FEDERAL SAVINGS AND

LOAN INSURANCE CORPORATION AS CONSERVATOR FOR GREAT SOUTHERN FEDERAL SAVINGS AND LOAN ASSOCIATION; SUCCESSOR IN INTEREST TO GREAT SOUTHERN FEDERAL SAVINGS BANK of record in Book 8394, page 766, Register's Office for Davidson County, Tennessee.

The above description was taken from a survey by Wendell H. Talley, Sr., Registered Land Surveyor No. 785, of Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue North, Nashville, TN 37201, dated November 12, 1998, last revised February 8, 1999.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. 1999 real property taxes, a lien not yet due and payable.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Executive South, a Tennessee Partnership to The State of Tennessee, of record in Book 9955, page 150, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4660, Page 55, said Register's Office.

4. Rights or claims of parties in possession, as tenants only, pursuant to unrecorded leases and/or tenancy agreements.

5. All matters shown on the Survey prepared by Barge Waggoner Sumner & Cannon, Inc., dated November 12, 1998, last revised February 8, 1999, File No. 04228-19.

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OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11377 PG. 719

CAMT
2677500.00
CON TX 9906.75
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 9933.75
CHECK 9933.75

03/10/99 01 11:08 0001 6567

99 MAR 10 AM 11:09

REGISTER
DAVIDSON COUNTY, TN

0559162
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435716