Box 37 LL

Prepared by and Return to:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No:
L. Don Campbell, Jr., Esq. Krivcher Magids PLC 6410 Poplar Avenue Suite 300 Memphis, TN 38119	ABA #7, LLC 1110 Bonifant St. Suite 401 Silver Spring, MD 20901	Gallatin Pike Madison, Tennessee 37115	ABA #7, LLC 1110 Bonifant St. Suite 401 Silver Spring, MD 20901	Part of 34-9-171

SPECIAL WARRANTY DEED BOOK 11609 PAGE 325

THIS INDENTURE is made and entered into this 5th day of August, 1999, by and between STJ, L.P., a Tennessee limited partnership (hereinafter referred to as "Grantor"), and ABA #7, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in the Madison, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid property together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in Exhibit "B" attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to aforesaid property Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

The aforesaid property being part of the property conveyed to Grantor by Deed dated September 26, 1997, from Madison Investors, L.L.C., a Tennessee limited liability company, of record in Book 10625, Page 573 in the Register's Office of Davidson County, Tennessee.

As used in this instrument, the terms "Grantor" and "Grantee" shall be construed to include said parties and their respective heirs, successors and assigns, and such terms or pronouns used therefor shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representatives on the day and year first above written.

STJ, L.P., a Tennessee limited partnership

By: Robert O Frensley G.P.
Robert O. Frensley, General Partner

U:\A\AutoBody America\Gallatin Pike\Deed 00.wpd

06212611
IDENTIF. & REFERENCE

99 AUG -6 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

2350.00 03CHECK 08/06/99 0101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared ROBERT O. FRENSLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of STJ, L.P., the within name bargainor, a partnership, and that he as general partner, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as its general partner.

Witness my hand, at office, this 5th day of August, 1999.

Notary Public

My Commission Expires:
1-26-2001

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Thirty Thousand and no/100 Dollars ($630,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of August, 1999.

Notary Public

My Commission Expires: _____

L DON CAMPBELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXPIRES JAN. 17, 2001

EXHIBIT A
LEGAL DESCRIPTION

That certain real property lying in Davidson County, Tennessee, being Lot 1 on the Plat of Resubdivision of Lot 4A Rivergate Station, Section Two, Phase Five of record in Book 11190, Page 74 in the Register's Office of Davidson County, Tennessee, as amended by Instrument to Amend Final Subdivision Plat of record in Book 11564, Page 88 in said Register's Office, and being more particularly described as follows:

Beginning at an iron rod situated in the easterly margin of Gallatin Pike, said point being 1121 feet more or less north of Edenwold Road, said point also being the southwest corner of the property herein described which is lot one of the Resubdivision of Lot 4A Rivergate Station Section Two Phase Five of record in Plat Book 11190 Page 74 in the Register's Office for Davidson County, Tennessee.

Thence, with said road and along a curve to the left having a central angle of 00 deg 02 min 24 sec, a radius of 171835.65 feet a length of 120.00 feet a chord which bears N 20 deg 48 min 25 sec E for a distance of 120.00 feet to an iron rod;

Thence, leaving said road, S 69 deg 23 min 57 sec E, a distance of 424.71 feet to an iron rod;

Thence, S 24 deg 45 min 45 sec E, a distance of 170.79 feet to an iron rod;

Thence, N 69deg 23 min 57 sec W, a distance of 546.67 feet to the point of beginning and containing 58283.197 square feet or 1.338 acres of land more or less.

Being a portion of the same property conveyed to STJ, L.P. of record in Book 10625 Page 573 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All matters shown on the Plat of Resubdivision of Lot 4A Rivergate Station, Section Two, Phase Five of record in Book 11190, Page 74 in the Register's Office of Davidson County, Tennessee, as amended by Instrument to Amend Final Subdivision Plat of record in Book 11564, Page 88 in said Register's Office.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, Page 965 in said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7625, Page 632 in said Register's Office, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7660, Page 478 in said Register's Office.

4. Declaration of Use Restrictions of record in Book 8431, Page 12 in said Register's Office, as amended by Amendment to Declaration of Use Restrictions and Lease Agreement of record in Book 11609, Page 322 in said Register's Office.

5. Deed of Easement & Covenant Agreement of record in Book 7537, Page 380 in said Register's Office.

6. Easement to Madison Suburban Utility District of Davidson County, Tennessee set forth in instrument of record in Book 8316, Page 451 in said Register's Office.

7. Real estate taxes payable to Davidson County, Tennessee for 1999 and subsequent years.

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 11609 PAGE 329

06212612

IDENTIF. & REFERENCE

99 AUG -6 AM 10:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	630000.00
CON TX	2331.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	2350.00
CHECK	2350.00

08/06/99 01 10:51 0001 2807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501003