STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of September, 1999.

Notary Public

My Commission Expires: 3/29/03

THIS INSTRUMENT PREPARED BY:

Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

MAIL ENV.

99 SEP -3 AM 10:42
REGISTER
DAVIDSON COUNTY, TN.

06322277

Address new owner as follows:
c/o 1515 Elm Hill Center, LLC
4117 Hillsboro Road, Suite 207
Nashville, TN 37215

Send Tax Bills to:
SAME

Map-Parcel Numbers
Map 106
Parcel 35

5563.00

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 consideration, the receipt of which is hereby acknowledged, **CACHE CREEK LAND COMPANY,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH E. SULLIVAN, as to an eighty seven and one half percent (87.5%) undivided interest and 1515 ELM HILL CENTER, LLC, a Tennessee limited liability company, as to a twelve and one half percent (12.5%) undivided interest, as tenants in common,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in the First Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument (found) at the Northwest corner of the Super Service, Inc. tract as described in Deed Book 10139, page 492; thence along the Southerly right-of-way for Elm Hill Pike, right-of-way 82 feet, N 86° 07' 00" E 400 feet to a 5/8" iron pin capped and stamped Mercier 1974, the True Point Of Beginning and the Northwest corner of the herein described property; thence continuing along the said Southerly right-of-way, N 86° 07' 00" E 117.19 feet to a capped 5/8" iron pin (set); thence with a curve to the left with a radius of 1040 feet, an arc distance of 59.51 feet, and a chord bearing and distance of N 84° 28' 39" E 59.50 feet to a capped 5/8" iron pin said pin being the Northwest corner of the

James W. Ayers tract as described in Deed Book 7050, page 618 and also being the Northeast corner of the herein described property; thence along the Westerly boundary of said Ayers tract S 13° 27' 25" E 354.31 feet to a capped iron pin (set) being the Southwest corner of the Ayers tract, and the Southeast corner of the herein described property; thence along the Northerly boundary of the LCT, LP property the following calls; S 39° 01' 00" W 74.20 feet to a capped iron pin (set); thence N 87° 11' 42" W 227.52 feet to an axle (found) being the Southwest corner of the herein described property and also being on the East boundary of the Super Service, Inc. tract; thence along the East boundary of said tract N 02° 19' 39" E 377.75 feet to the point of beginning, according to the Survey of Southern States Survey, Inc. 5041 Dovecote Drive, Nashville, Tennessee 37220, Gregory W. Maxwell, RLS, Tennessee License No. 1447, Drawing No. 990735, dated August 4, 1999.

Being the same property conveyed to Cache Creek Development Company by Warranty Deed from Robert J. Baltz, Jr., Frank J. Baltz, Dennis L. Baltz, John P. Baltz and the Estate of Douglas M. Baltz of record in Book 7084, page ~~888~~ 888, Register's Office for Davidson County, Tennessee. By Instrument of Correction of record in Book 7252, page 555, Register's Office for Davidson County, Tennessee, the name of the Grantee in the Warranty Deed was corrected to Cache Creek Land Company.

This conveyance is subject to the following:

1. 1999 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument Grantees assume and agree to pay such taxes prior to delinquency thereof, and to indemnify and hold harmless Grantor from all liability and loss arising therefrom.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5272, page 369, Register's Office for said County.

3. Deed of Conveyance to Metropolitan Government of record in Book 5291, page 677, Register's Office for said County.

4. Deed of Conveyance to Metropolitan Government of record in Book 5297, page 135, Register's Office for said County.

5. Deed of Conveyance to Metropolitan Government of record in Book 5357, page 365, Register's Office for said County.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, page 35, Register's Office for said County.

7. Lease agreement dated January 15, 1986, by and between Robert J. Baltz and National Advertising Company of record in Book 6770, page 360, Register's Office for said County.

8. Rights of tenants under leases of the property.

9. Encroachments, easements and other matters shown on the survey of Southern States Survey, Inc., Gregory W. Maxwell, RLS, Tennessee License No. 1447, dated August 4, 1999 of Chardonnay Business Center, Drawing No. 990735.

10. Applicable building and zoning laws and regulations.

This is improved property known as 1515 Elm Hill Pike, Nashville, Tennessee 37210-3615.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and it does covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS our hand this 1st day of September, 1999.

CACHE CREEK LAND COMPANY,
a Tennessee corporation

By: _____
Paul D. Witt, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL D. WITT,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1999.

_____
Notary Public

My Commission Expires: 3/29/03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11649 PAGE 204

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

06322777

99 SEP -3 AM 10:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1500000.00
CON TX	5550.00
PRFEE	1.00
MTEED	12.00
CFEE	2.00
TOTAL	5565.00
CHECK	5565.00

09/03/99 03 10:42 0001 4628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512656