Box 58-A

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SPECIAL WARRANTY DEED

FROM:	**Court Square Associates, Inc., Grantor**	This instrument was prepared by: Lea W. Stouffer, Esq. Farris, Warfield & Kanaday, PLC 424 Church St., Suite 1800 SunTrust Center Nashville, Tennessee 37219
TO:	**Court Square Association, LLC, 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 Numbers**
300 James Robertson Pkwy Nashville, TN 37201	Same	93-2-9.1

99 SEP 24 AM 11:36
PAUL GARRETT REGISTER
DAVIDSON COUNTY, TN.

U6391156
RECORDING REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Forty Thousand and No/100 Dollars ($1,240,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of September 1999.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1572 09/24/99 01:04PM CHECK 4611.00

FOR AND IN CONSIDERATION OF the sum of One Million Two Hundred Forty Thousand and No/100 Dollars ($1,240,000.00), the receipt and sufficiency of

362454.3 7/6/99

which are hereby acknowledged, Court Square Associates, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Court Square Association, 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"), together with all buildings, structures and other improvements of any and every nature located on the Land except for a ticket booth and signs installed by Central Parking System and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (the "Property").

The Property is improved property known as 300 James Robertson Parkway, Nashville, Tennessee.

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 24 day of September, 1999.

GRANTOR:

COURT SQUARE ASSOCIATES, INC.,
a Tennessee corporation

By: _____

Print Name: Hugh C. Gracey, Jr.

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dana B. Smith, a Notary Public of said County and State, personally appeared Hugh C. Gracey, Jr., 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 (or other officer authorized to execute the instrument) of COURT SQUARE ASSOCIATES, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office, this 24th day of September, 1999.

Dana B. Smith
Notary Public

My Commission Expires My Commission Expires NOV. 24, 2001

DANA B. SMITH
NOTARY PUBLIC AT LARGE

EXHIBIT "A"

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

BEING Parcel C(d) on the Plan of the Resubdivision of Parcels C(a) and C, of the Capitol Hill Redevelopment Project, as of record in Book 3500, page 109, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Third Avenue North, at the common corner of Parcel C(c) and C(d); thence with the margin of said Avenue, southerly 142.00 feet to a point at the beginning of a curve; thence around said curve, southwesterly 25.24 feet to a point in the northerly margin of James Robertson Parkway; thence with the margin of the same, northwesterly around a curve, 277.68 feet to the corner of Parcel C(c); thence with the line between Parcels C(c) and C(d), North 65° 21' East 225.75 feet to the point of beginning, containing 24,735.5 square feet.

Being the same property conveyed to Court Square Associates, Inc. by deed from The Nashville Housing Authority, of record in Book 3833, page 849, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Taxes for the year 1999 and subsequent years, a lien, not yet due and payable.

2. The plan of record in Book 3500, page 109, Register's Office for said County.

3. Restrictive covenants of record in Book 2735, page 473, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage of record in Book 4824, page 883, Register's Office for said County.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0639156
IDENTIFICATION REFERENCE

99 SEP 24 AM 11:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1240000.00
CON TX	4588.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	4611.00
CHECK	4611.00

09/24/99 01 11:40 0001 1972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519902