Instr:200002010010190 Page: 1 OF 5
REC'D FOR REC 02/01/2000 9:13:15AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $7400.00

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
C. Mark Carver, Trustee 424 Church Street, Suite 1900 Nashville, TN 37219	Map 93-09, Parcel 302 and Map 93-13, Parcels 50, 52, and 53	Same.
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CWC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, KEITH-SINCLAIR CO., INCORPORATED, ALSO KNOWN AS KEITH-SINCLAIR COMPANY, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to C. MARK CARVER, TRUSTEE (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (i) all rights, easements, interests, privileges, tenements and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the adjoining roads, streets, highways, avenues and alleys (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 1201 Laurel Street, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2000.

Cameron Williams
Notary Public
My Commission Expires: 11/30/2002

CAMERON J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0618474.01
110160-004 01/28/2000

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except for the matters described on Exhibit B.

Grantor further covenants and binds its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 31st day of January, 2000.

KEITH-SINCLAIR CO., INC.

By: Jere Sinclair, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cameron Williams the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jere Sinclair, 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 of Keith-Sinclair Co., Inc., also known as Keith-Sinclair Company, the within named bargainor, a corporation, and that he as such President being authorized so to do, 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 in Nashville, Tennessee, as of the 31st day of January, 2000.

Cameron Williams

NOTARY PUBLIC

My Commission Expires: 11/30/2002

CAMERON J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0618474.01
110160-004 01/28/2000

Exhibit A

Tract 1:

Parcel 1

Located in the City of Nashville, and being Lot No. 305 of McNairy's Plan of West Nashville, which is of record in Plan Book 1, page 15, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 305 fronts 50 feet on the south side of Laurel Street and extends between parallel line 175 feet to an alley.

Parcel 2

Beings Lot Nos. 303 and 304 in McNairy's Plan of West Nashville, as of record in Minute Book C, pages 136 and 137, in the Chancery Court at Nashville, Tennessee.

Said Lot Nos. 303 and 304 join and front together 100 feet on the southerly side of Laurel Street and run back southwardly between parallel lines 175 feet to an alley, said Lot No. 303 running with the westerly margin of 12th Avenue South, formerly McNairy Street, southwardly to the alley.

BEING the same property conveyed to Keith-Sinclair Co., Incorporated, by Deed of Record in Book 5712, page 168, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot Nos. 306, 307 and 308 on McNairy's Plan of West Nashville, of record in Plan Book 1, page 15, and in Minute Book "C", pages 136 and 137 of the Chancery Court at Nashville, Tennessee.

BEING the same property conveyed to Keith-Sinclair Co., Incorporated, by Deed of Record in Book 5862, page 189, Register's Office for Davidson County, Tennessee.

Tract 3:

LAND in Davidson County, Tennessee, being Lot No. 309, on the Plan of McNairy's West Nashville Lots, of record in Minute Book "C", pages 163 and 137, and Plan Book 1, page 15, Chancery Court at Nashville, to which plan reference is hereby made for a more description.

BEING the same property conveyed to Keith-Sinclair Company, by Deed of Record in Book 10038, page 557, Register's Office for Davidson County, Tennessee.

Tract 4:

A tract or parcel of and in the Eighth Ward of the City of Nashville, Davidson County, Tennessee.

The easterly or northeasterly part of Lot No. 310, as shown on McNairy's Plan of West Nashville lots in Minute Book "C", page 136 and 137, in the Chancery Court at Nashville.

Said part of Lot No. 310 fronts 17.7 feet on the southerly or southeasterly side of Laurel Street and runs back between lines, 175 feet on its easterly or northeasterly line, and 175.83 feet on its westerly or southwesterly line, to an alley, on which it measures 31.48 feet.

BEING the same property conveyed to Keith-Sinclair Co., Incorporated, by Deed of Record in Book 5862, page 193, Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED ENCUMBRANCES

1. 2000 Taxes, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Plan Book 1, page 15.

3. All matters shown on Plat recorded in Minute Book C, pages 136 and 137.

4. Restrictions as contained in Book 11625, page 252.

5. Ordinance Approving the Arts Center Redevelopment Plan in Ordinance No. 98-1188, which is of record in Book 10965, page 504, amended in Ordinance No. 99-1761.

6. That certain unrecorded sign lease by and between Grantor and The Lamar Companies, dated November 24, 1999.