Instr:200008210082408 Page: 1 OF 5
REC'D FOR REC 08/21/2000 1:18:44PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $4810.00

SPECIAL WARRANTY DEED

TO: Turner Quest, LLC and
Nashville Urban Venture, LLC

FROM: Quest Diagnostics of Pennsylvania Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Nashville Urban Venture, LLC c/o Armistead Barkley, Inc. 66 Music Square West Nashville, TN 37203	Same	Map 93-9 parcel 289

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,300,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of August, 2000.

Notary Public

My Commission Expires: My Commission Expires MAR 23, 2002

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Quest Diagnostics of Pennsylvania Inc.** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Turner Quest, LLC and Nashville Urban Venture, LLC** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, as tenants in common, undivided interests in the respective ownership percentages as set forth in Exhibit A, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit B attached hereto and incorporated herein by reference, and any improvements thereon. Turner Quest, LLC and BAT Realty, LLC shall hold the real property as tenants in common.

The above-referenced property is conveyed subject to the matters set forth on Exhibit C attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 17 day of August, 2000.

SELLER:

Quest Diagnostics of Pennsylvania Inc.,
a Delaware corporation

By: _____
Title: Vice President

STATE OF NEW JERSEY)
COUNTY OF BERGEN)

Before me, ~~Angela Del Casale,~~ Brenda Pereira a Notary Public of said County and State, personally appeared Robert Hagemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Quest Diagnostics of Pennsylvania Inc., a Delaware corporation, the within named bargainor and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Teterboro, New Jersey, this 17 day of August, 2000.

Brenda N. Pereira
Notary Public

My Commission Expires: _____

BRENDA N. PEREIRA
Notary Public of New Jersey
My Commission Expires July 6, 2003

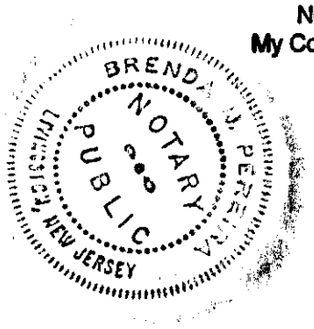


EXHIBIT A

Undivided Interest Conveyed by this Deed

Owner:	Percentage of Undivided Ownership Interest:
Turner Quest, LLC	Forty-Two and 39/100ths Percent (42.39%)
Nashville Urban Venture, LLC	Fifty-Seven and 61/100ths Percent (57.61%)

EXHIBIT B

PROPERTY DESCRIPTION

Land located in Davidson County, Tennessee, being part of a tract described as McNairy's Plan of West Nashville, of record in Plan Book 1, page 15, Chancery Court at Nashville, and described according to a survey made by A & A Engineers, Inc. dated July 19, 1991, as follows:

BEGINNING with a point at the intersection of the eastern right of way margin of 12th Avenue South and the northern right of way margin of Laurel Street; thence with the eastern right of way margin of 12th Avenue South N 30 deg. 45' 07" W 169.0 feet to a point in the southern margin of an alley; thence with said margin N 59 deg. 04' 30" E 134.07 feet to a point; thence S 30 deg. 38' 07" E 168.75 feet to a point in the northern right of way margin of Laurel Street; thence with the said margin S 58 deg. 58' 04" W 133.70 feet to the point of beginning containing 0.52 acres more or less.

Being the same property conveyed to DeYor/Southeastern Laboratories, Inc. by deed from Specialized Assays, Inc. of record in Book 8411, page 241, Register's Office for Davidson County, Tennessee. DeYor Laboratories, Inc., an Ohio corporation, was the successor in interest to DeYor/Southeastern Laboratories, Inc. pursuant to Articles of Merger of record in Book 8961, page 351, Register's Office for Davidson County, Tennessee. Title now vests in Quest Diagnostics of Pennsylvania Inc., successor in interest to DeYor Laboratories, Inc.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Real estate taxes for Metropolitan Nashville and Davidson County, a lien, not yet due and payable.

2. All matters shown on the Plat of McNairy's Plan of West Nashville, recorded in Plat Book 1, page 15, Chancery Court at Nashville, Register's Office for Davidson County, Tennessee.