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SPECIAL WARRANTY DEED

FROM:	SunTrust Properties, Inc., Grantor	This instrument was prepared by: Robert N. Buchanan III Stites & Harbison PLLC Suite 1800 SunTrust Center Nashville, Tennessee 37219
TO:	LaGasse Family Partners, L.P., 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
LaGasse Family Partners, L.P. c/o Randolph M. LaGasse 1710 Hayes Street Nashville, TN 37203	same as owner	70-16-4

Davidson County DEEDWARR
Recvd: 04/19/02 13:57 3pgs
Fees:18.00 Taxes:765.90
20020419-0049030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seven Thousand and No/100 Dollars ($207,000.00).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of April, 2002.

Kay Fuller
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-27-04

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SunTrust Properties, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto LaGasse Family Partners, L.P., a Tennessee limited partnership (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 (the "Property").

The Property is unimproved property known as Athens Way at French Landing Drive, MetroCenter, 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 the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the 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 this 10 day of April, 2002.

SUNTRUST PROPERTIES, INC.,
a Florida corporation

By: _____

Title: CFO

STATE OF Georgia)
COUNTY OF Fulton)

Before me, Belinda Burrow, a Notary Public of said County and State, personally appeared Jorge Arrieta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CFO (or other officer authorized to execute the instrument) of SUNTRUST PROPERTIES, INC., the within named bargainor, a Florida corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST PROPERTIES, INC. by himself as CFO.

Witness my hand and seal, at Office, this 10 day of April, 2002.

_____
Notary Public

BELINDA BURROW
Notary Public, Fulton County, Georgia
My Commission Expires January 17, 2006

My Commission Expires: My Commission Expires January 17, 2006

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee being Lot Number 8A on the Plan of METROCENTER, Tract 8A, as of record in Book 4715, page 93, Register's Office for Davidson County, Tennessee, resubdividing BLOCK "G", Section No. 1, as of record in Book 4675, page 48, being more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Athenian Boulevard, 50 feet from the northerly margin of French Landing Drive; thence, N 23 deg. 44 min. 10 sec. E, 209 feet to a concrete monument; thence leaving said Boulevard, S 66 deg. 15 min. 50 sec. E, 349.48 feet to a concrete monument; thence S 29 deg. 06 min. 54 sec. W, 265.65 feet to a concrete monument in the northerly margin of French Landing Drive; thence along said Drive with a curve to the left having a central angle of 5 deg. 22 min. 44 sec., a radius of 1,130.00 feet and a distance of 106.08 feet to a concrete monument; thence N 66 deg. 15 min. 50 sec. W, 168.25 feet to a concrete monument, the beginning of a curve to the right; thence, with said curve having a central angle of 90 deg. a radius of 50 feet, and a distance of 78.54 feet to a concrete monument, the point of beginning containing 2.0 acres, more or less.

Being the same property conveyed to SUNTRUST PROPERTIES, INC., by deed from THIRD NATIONAL BANK IN NASHVILLE, of record in Book 9130, page 130, said Register's Office.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2002, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 4715, page(s) 93, said Register's Office.

3. Restrictions and architectural guidelines of record in Book 4784, page 659, said Register's Office, as modified.

4. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, said Register's Office.

5. Amendment to Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 10602, page 499, said Register's Office.

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