The actual consideration or value, whichever is greater for this transfer is $1,650,000.0

Affiant

Subscribed and sworn before me this 9th day of May 2002.

Notary

My Commission Expires:

My Commission Expires May 28, 2002

PICK-UP

Davidson County DEEDWARR
Recvd: 05/15/02 14:57 4pgs
Fees:23.00 Taxes:6105.00
20020515-0059835

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow
1319 5th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
BRJ Real Estate Management Company, Inc.		
101 French Landing Drive	SAME	081-04-0-197.00
Nashville, Tennessee		081-04-0-118.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Yasny, L.L.C., a Tennessee limited liability company, hereinafter called the Grantor, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

*have bargained and sold, and by these presents do transfer and convey unto BRJ Real Estate Management Company, Inc. hereinafter called the Grantees

See attached Exhibit "A"

This is unimproved property known as 101 French Landing Drive Nashville, TN 37228

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, its successors and assigns forever; and the Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor executed this instrument this 9th day of May, 2002.

Yasny Holdings, LLC

By: Lee Molette, Managing Member

by Anthony Holt Attorney in Fact
Richard Owens

By: Richard Owens, Managing Member by: Anthony Holt, Attorney-in-Fact

N:\RE DOCUMENTS\CORPORATE WARRANTY DEED SAMPLE.WPD

By: Anthony Holt, Managing Member

Reginald Holt by Anthony Holt attorney in fact

By: Reginald Holt, Managing Member by: Anthony Holt, Attorney-in-Fact

State of Tennessee

County of Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lee Molette and Anthony Holt with whom I am personally acquainted and who upon their oath acknowledged themselves to be Managing Members of Yasny, L.L.C., a Tennessee Limited Liability Company the within named bargainors, a corporation, and that, Lee Molette and Anthony Holt as such Managing Members, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Lee Molette and Anthony Holt as such Managing Members.

State of Tennessee
County of Davidson

Before me personally appeared Anthony Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Reginald Holt, and who acknowledged that Anthony Holt executed the same as the free act and deed of the said Reginald Holt by virtue of that Power of Attorney, duly executed by the said Reginald Holt and appearing of record in Book 11744, page 656, said Register's Office.

State of Tennessee
County of Davidson

Before me personally appeared Anthony Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Owens, and who acknowledged that Richard Owens executed the same as the free act and deed of the said Richard Owens by virtue of the Power of Attorney, duly executed by the said Richard Owens and appearing of record as Instrument No. 20020515-0059834, said Register's Office.

State of Tennessee
County of Davidson

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2002.

My Commission Expires:

TRACY L. LOVE NOTARY PUBLIC TENNESSEE DAVIDSON

My Commission Expires May 26, 2002

Notary Public

N:\RE DOCUMENTS\CORPORATE WARRANTY DEED SAMPLE.WPD

Exhibit "A"

Tract 1:
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the West by French Landing Drive, on the South by Dominican Drive, more particularly described as follows:

Beginning at an iron pin at the northwest corner of property, also being the northwest corner of Lot 2, on the Plan of Resubdivision of Lot Two MetroCenter Tract 10A and Tract 1, of record in Plat Book 7900, page 848, Register's Office for Davidson County, Tennessee.

Thence, along a common line with Health Care Realty Property and the American Realty Trust, Inc. Property, South 55 degrees 37 minutes 33 seconds East 447.93 feet;

Thence, North 58 degrees 26 minutes 25 seconds East, 105.38 feet;

Thence, South 44 degrees 13 minutes 00 seconds East, 208.74 feet;

Thence, along a common line with the A.G. Demonbreun, Jr., et ux Property, South 45 degrees 18 minutes 57 seconds West, 167.51 feet;

Thence, with a dedicated right-of-way, North 44 degrees 56 minutes 53 seconds West, 4.52 feet;

Thence, South 45 degrees 18 minutes 57 seconds West, 16.50 feet;

Thence, leaving said right-of-way, North 44 degrees 56 minutes 53 seconds West 69.42 feet;

Thence, along a common line with the Yasny, L.L.C. Property, South 45 degrees 18 minutes 57 seconds West, 177.41 feet to a point in the northerly margin of Dominican Drive, the beginning of a curve to the left;

Thence, with said curve, having a central angle of 00 degrees 49 minutes 53 seconds, a radius of 530.00 feet, a length of 7.69 feet and a chord bearing and distance of South 81 degrees 04 minutes 01 seconds West, 7.69 feet to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 84 degrees, 40 minutes 51 seconds, a radius of 150.00 feet, a length of 221.69 feet and a chord bearing and distance of North 57 degrees 48 minutes 03 seconds West, 202.06 feet;

Thence, North 15 degrees 27 minutes 39 seconds West, 390.67 feet, to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 08 degrees 26 minutes 46 seconds, a radius of 458.00 feet, a length of 67.51 feet and a chord bearing and distance of North 11 degrees 14 minutes 15 seconds West, 67.45 feet, to the point of beginning.

Containing 3.526 acres, more or less.

Being the same property conveyed to Yasny, L.L.C., a Tennessee Limited Liability Company, by deed from Lea W. Stouffer, Successor Trustee, of record in Book 11413, page 440, said Register's Office.

Tract 2:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Dominican Drive, located generally East of French Landing Drive, more particularly described as follows:

Beginning at a point in the northerly margin of Dominican Drive, said point being the southernmost southeast corner of Lot 2 on the Plan of Resubdivision of Lot Two MetroCenter Tract 10A and Tract 1 of record in Plat Book 7900, page 848, Register's Office of Davidson County, Tennessee.

Thence, leaving said drive, North 45 degrees 18 minutes 57 seconds East, 177.41 feet;

Thence South 44 degrees 56 minutes 53 seconds East 69.42 feet to a dedicated right-of-way;

Thence, with said right-of-way, South 45 degrees 18 minutes 57 seconds West 99.41 feet;

Thence, with said drive and a curve to the left, having a central angle of 12 degrees 19 minutes 24 seconds, a radius of 487.54 feet, a length of 104.86 feet and a chord bearing and distance of South 86 degrees 52 minutes 06 seconds West, 104.66 feet, to the beginning.

Containing 0.216 acres, more or less.

Being the same property conveyed to Yasny, LLC, a Tennessee Limited Liability Company, by deed from MetroCenter Holdings, Inc., of record in Book 11413, page 445, said Register's Office.