Dav. Co. File Box 14-A
jtc file no. 16789-4

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/23/04 09:02 4pgs
Fees:23.00 Taxes:8140.00
20040223-0020028

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee School Boards Association 101 French Landing Drive Nashville, TN 37228	New Owner	Map 81-04 Parcels 118 and 197

SPECIAL 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, **BRJ REAL ESTATE MANAGEMENT COMPANY, INC., a Georgia corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TENNESSEE SCHOOL BOARDS ASSOCIATION, a Tennessee corporation, as a tenant in common holding a fifty percent (50%) interest and the TRUSTEES OF THE TSBA RISK MANAGEMENT TRUST and their successors in office as a tenant in common holding a fifty percent (50%) interest**, hereinafter collectively called the Grantees, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

Being the same property conveyed to BRJ Real Estate Management Company, Inc. by deed from YASNY, LLC, a Tennessee limited liability company, of record as Instrument No. 20020515-0059835, Register's Office for Davidson County, Tennessee.

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, their successors and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "B"**; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of February, 2004.

BRJ REAL ESTATE MANAGEMENT COMPANY, INC.
a Georgia corporation

By: _____
Billy R. Jones, President

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Billy R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BRJ Real Estate Management Company, Inc., a Georgia corporation, and who further acknowledged that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of BRJ Real Estate Management Company, Inc. by himself as such President.

WITNESS my hand and official seal at Suwanee, Georgia, this 18th day of February, 2004.

_____
NOTARY PUBLIC
My Commission Expires: _____

Notary Public, Gwinnett County, Georgia
My Commission Expires July 2, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

_____
Affiant

Subscribed and sworn to before me this
19th day of February, 2004.

_____
Notary Public
My commission expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

EXHIBIT "A"

TRACT I:

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° 37' 33" East 447.93 feet; thence, North 58° 26' 25" East 105.38 feet; thence, South 44° 13' 00" East, 208.74 feet; thence, along a common line with the A. G. Demonbreun, Jr. et ux. Property, South 45° 18' 57" West, 167.51 feet; thence, with a dedicated right-of-way, North 44° 56' 53" West, 4.52 feet; thence South 45° 18' 57" West, 16.50 feet; thence, leaving said right-of-way, North 44° 56' 53" West, 69.42 feet; thence, along a common line with the Yasny, L.L.C. Property, South 45° 18' 57" 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° 49' 53", a radius of 530.00 feet, a length of 7.69 feet and a chord bearing and distance of South 81° 04' 01" West, 7.69 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 84° 40' 51", a radius of 150.00 feet, a length of 221.69 feet and a chord bearing and distance of North 57° 48' 03" West, 202.06 feet; thence, North 15° 27' 39" West, 390.67 feet, to the beginning of a curve to the right; thence, with said curve, having a central angle of 08° 26' 46", a radius of 458.00 feet, a length of 67.51 feet and a chord bearing and distance of North 11° 14' 15" West, 67.45 feet, to the point of beginning, containing 3.526 acres, more or less.

TRACT II:

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 for Davidson County, Tennessee; thence, leaving said drive, North 45° 18' 57" East, 177.41 feet; thence, South 44° 56' 53" East, 69.42 feet to a dedicated right-of-way; thence, with said right-of-way, South 45° 18' 57" West, 99.41 feet; thence, with said drive and a curve to the left, having a central angle of 12° 19' 24", a radius of 487.54 feet, a length of 104.86 feet and a chord bearing and distance of South 86° 52' 06" West, 104.66 feet to the point of beginning, containing 0.216 acres, more or less.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years, a lien not yet due and payable, which taxes have been prorated and shall be paid by the Grantee.

2. Matters shown on the Plan of record in Book 7900, Page 848 and 849, Register's Office for Davidson County, Tennessee.

3. Certificate of Correction of record in Book 9528, page 305, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7487, Page 952, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in instrument of record in Book 5242, Page 389, modified in Book 5792, page 787, and Restrictions in Book 7012, page 61, in Book 9382, page 56, in Book 9420, page 176, and in Book 9546, page 694, Register's Office for Davidson County, Tennessee.

6. Rights retained by Metropolitan Government of Nashville, Davidson County, Tennessee, pursuant to Ordinance No. 097-764, which closes a portion of Third Avenue North.

7. Matters shown on ALTA/ACSM Survey of BRJ Real Estate Management Company, Inc. Properties, dated April 30, 2002, revised May 2, 2002, and last revised February 17, 2004, prepared by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, Erly Thornton, Jr., Tennessee, R.L.S. No. 1123.