Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Interstate Properties, Ltd. c/o Castile Apartments 1199 Murfreesboro Road Nashville, Tennessee	same	120-5-201 120-1-139

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Continental Castile Associates, a Tennessee limited partnership, having Continental Properties, a New York limited partnership as its general partner, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Interstate Properties, Ltd., a Tennessee partnership composed of Jack H. Dalton and wife, Jeanette H. Dalton (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Jack H. Dalton
Affiant

Subscribed and sworn to before me this 20th day of August, 1981.

Notary Public
My commission expires: 4/24/85

This is improved property, known as 1199 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, 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 claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of June, 1981.

CONTINENTAL CASTLE ASSOCIATES
A Tennessee Limited Partnership,
Acting by and through its
General Partner, Continental
Properties, a New York Limited
Partnership

By _____
General Partner

STATE OF CONNECTICUT)
) Greenwich, June 24, 1981
COUNTY OF FAIRFIELD)

On this 24th day of June, 1981, before me appeared Paul J. Schalm, III, to me personally known, who being by me duly sworn, did say that he is a General Partner of Continental Properties, a New York limited partnership; and that the within instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said he acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Greenwich, Connecticut, this 24th day of June, 1981.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC GREENWICH CONNECTICUT

My Commission Expires Mar. 31, 1986

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glengarry Park Commercial Development, Section II, as of record in Book 4175, page 16, Register's Office for said County, and a part of Lot No. 337, Glengarry Park Section III, as of record in Book 2900, page 25, Register's Office for said County, described according to a survey by A & A Engineers, Inc., dated January 14, 1981, as follows:

BEGINNING at a monument in the northwest margin of Glengarry Drive, said monument being 576.05 feet south along the west side of Glengarry Drive from a concrete monument at the beginning of a curve to the northwest with a radius of 25 feet at the intersection of Glengarry Drive and Murfreesboro Road; thence North 59° 05' West 119.9 feet to a monument; thence North 22° 00' West 243.06 feet to a monument; thence North 63° 23' West 138.08 feet to a monument; thence North 48° 56' West 1259.5 feet to a monument; thence North 40° 46' West 183.04 feet to an iron stake in concrete; thence North 54° 01' East 168.28 feet to an iron stake; thence South 48° 56' East 1397.4 feet to an iron stake; thence North 41° 14' East 43.9 feet to an iron stake; thence South 48° 46' East 140.1 feet to an iron stake; thence South 74° 09' East 68.3 feet to a monument on the southwesterly margin of Glengarry Drive; thence with said margin and a curve southeasterly 138.8 feet to a monument in said margin; thence South 12° 35' East 75.5 feet to a monument in said margin; thence with said margin and a curve to the South 211.75 feet to the point of beginning.

BEING the same property conveyed to the Grantor by deed from Interstate Properties, Ltd., a partnership composed of Jack H. Dalton and Jeanette H. Dalton, Partners, of record in Book 5704, page 620, Register's Office for said County.

C56419

IDENTIFICATION REFERENCE

AUG 21 11 00 AM '81

FEE $2.00 RECEIVED TO REGISTER
DAVIDSON COUNTY, TENN.

RUSH

3777 08/2 402.50- CHEC K

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5785 PAGE 524

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150000.00- CO
390.00 CO TX
.50 PRFEE-
12.00 WDEED
CHECK 402.50-
3777A08/21/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 6 4 1 9

IDENTIF. REFERENCE

Aug 21 | 11 00 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 839424