Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jackson Business Park Associates c/o Southeast Venture Companies 301 S. Perimeter Park Dr. Nashville, TN 37211	Same as Owner	Part of 175-0 28

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

BOOK 6089 PAGE 612

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell ("Grantors"), have bargained and sold, and hereby transfer and convey to Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation, and Southeast Venture Companies ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A 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, which have been prorated between the parties.

2. Protective Covenants of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $596,664.00.

Donna Hirschhaut
Affiant

Subscribed and sworn to before me this 5th day of July, 1983.

David W. Fitzpatrick
Notary Public
My commission Expires: 4-30-86

NOTARY PUBLIC

3. Matters shown on the Plat of Section Two, Jackson Business Park Subdivision, as of record in Book 5200, page 544, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

Executed this 5th day of July, 1983.

W. Owen Ferrell
W. OWEN FERRELL

W. Owen Ferrell, attorney-in-fact for Ruth Jackson Ferrell
RUTH JACKSON FERRELL a/k/a
MARY RUTH JACKSON FERRELL
By: W. Owen Ferrell, Attorney-in-Fact under that Power of Attorney of record in Book 6059, page 552, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Owen Ferrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of July, 1983.

Harold W. Fitzpatrick
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6089 PAGE 614

On this 5th day of July, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Owen Ferrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, and acknowledged that he executed the same as the free act and deed of the said Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell.

WITNESS my hand and seal at Nashville, Tennessee, this 5th day of July, 1983.

Harold W. Fitzpatrick
Notary Public

HAROLD W. FITZPATRICK NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4-20-83

PREPARED BY:

Kevin Tucker & Associates, P.C.
2112 Blair Boulevard
Nashville, Tennessee 37212

EXHIBIT A

PROPERTY DESCRIPTION

1. BEGINNING AT AN IRON PIN AS IT PRESENTLY EXISTS, SAID PIN BEING THE NORTHWEST CORNER OF LOT NO. 1, SECTION ONE, JACKSON BUSINESS PARK SUBDIVISION AS OF RECORD IN BOOK 5200, PAGE 527, R.O.D.C., TENNESSEE, SAID IRON PIN BEING IN THE SOUTHERLY RIGHT OF WAY OF OWEN DRIVE AND BEING N 81°59'00" W, 532.50 FEET FROM A CONCRETE MONUMENT AS IT PRESENTLY EXISTS, SAID CONCRETE MONUMENT BEING THE WESTERLY TERMINUS OF THE SOUTHWESTERLY RETURN FROM OLD HICKORY BOULEVARD, THENCE;

2. LEAVING THE SOUTHERLY R.O.W. OF OWEN DRIVE AND WITH THE WESTERLY LINE OF LOT NO. 1, S 08°01'00" W, 471.76 FEET TO AN IRON PIN, THENCE;

3. WITH THE NORTHLY LINE OF MILMARNAT SUBDIVISION, RESUBDIVISION, LOT 2, BOOK 4300, PAGE 102, R.O.D.C., N 82°25'00" W, 210.29 FEET TO AN IRON PIN, THENCE;

4. N 41°54'00" W, 100.00 FEET TO AN IRON PIN, THENCE;

5. S 48°06'00" W, 85.00 FEET TO AN IRON PIN, SAID IRON PIN FALLING IN THE NORTHERLY R.O.W. OF INTERSTATE 24, AS OF RECORD IN BOOK 2860, PAGE 179, R.O.D.C., THENCE;

6. WITH THE NORTHERLY R.O.W. OF SAID I-24, N 41°54'00" W, 1,008.12 FEET TO A CONCRETE HIGHWAY MONUMENT, THENCE;

7. CONTINUING WITH THE NORTHERLY R.O.W. OF SAID I-24, N 48°06'00" E, 25.00 FEET TO A CONCRETE HIGHWAY MONUMENT, THENCE;

8. CONTINUING WITH THE NORTHERLY R.O.W. OF SAID I-24, N 41°57'00" W, 1,185.96 FEET TO A CONCRETE HIGHWAY MONUMENT, THENCE;

9. LEAVING THE NORTHERLY R.O.W. OF SAID I-24, AND WITH THE SOUTHERLY LINE OF HUNTER L. BURKITT, JR., AS OF RECORD IN BOOK 5378, PAGE 757, R.O.D.C. AND HARRY EWIN BURKITT, ETAL, AS OF RECORD IN BOOK 5561, PAGE 539, R.O.D.C., S 82°54'00" E, 596.94 FEET TO A FENCE POST, THENCE;

10. WITH THE WESTERLY LINE OF JOHN H. MOORE, ETUX, AS OF RECORD IN BOOK 542, PAGE 291, R.O.D.C., S 03°35'00" W, 361.80 FEET TO A 36" HACKBERRY TREE IN SAID MOORE'S SOUTHERLY LINE, THENCE;

11. WITH THE SOUTHERLY LINE OF SAID MOORE, S 81°59'00" E, 1,029.97 FEET TO AN IRON PIN, THE NORTHWESTERLY CORNER OF LOT NO. 2, SECTION TWO, JACKSON BUSINESS PARK AS OF RECORD IN BOOK 5200, PAGE 544, AND CONTINUING 350.00 FEET TO AN IRON PIN THE NORTHEASTERLY CORNER OF SAID LOT NO. 2 AND CONTINUING 726.02 FEET FOR A TOTAL OF 2,105.99 FEET TO AN IRON PIN, THENCE;

12. WITH THE WESTERLY LINE OF JAKE H. MOORE, ETUX, AS OF RECORD IN BOOK 967, PAGE 141, R.O.D.C., S 11°25'14" W, 174.42 FEET TO AN IRON PIN, SAID IRON PIN LYING IN THE WESTERLY R.O.W. OF OLD HICKORY BOULEVARD AS OF RECORD IN BOOK 4084, PAGE 754, THENCE;

13. WITH THE WESTERLY R.O.W. OF SAID OLD HICKORY BOULEVARD AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,091.74 FEET, AND A LENGTH OF 361.36 FEET, TO A CONCRETE MONUMENT, THENCE;

14. LEAVING THE WESTERLY R.O.W. OF OLD HICKORY BOULEVARD AND WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, AND A LENGTH OF 49.75 FEET TO A CONCRETE MONUMENT, THENCE;

15. WITH THE NORTHERLY R.O.W. OF OWEN DRIVE AS SHOWN ON THE PLAN, SECTION ONE, JACKSON BUSINESS PARK SUBDIVISION AS OF RECORD IN BOOK 5200, PAGE 527, R.O.D.C., N 81°59'00" W, 569.67 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LOT NO. 2, SECTION TWO, JACKSON BUSINESS PARK SUBDIVISION, THENCE;

16. WITH THE SAME N 81°59'00" W, 60.00 FEET TO A CONCRETE MONUMENT, THENCE:

17. WITH THE SAME, NORTHWESTERLY WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,046.556 FEET, A LENGTH OF 293.848 FEET TO A CONCRETE MONUMENT, THE SOUTHWESTERLY CORNER OF LOT NO. 2 AND THE TERMINUS OF OWEN DRIVE, THENCE;

18. WITH SAID TERMINUS S 24°06'14" W, 60.00 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY R.O.W. OF SAID OWEN DRIVE, THENCE;

19. WITH THE SOUTHERLY R.O.W. OF SAID OWEN DRIVE AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,106.56 FEET, A LENGTH OF 310.69 FEET, TO A CONCRETE MONUMENT, THENCE;

20. CONTINUING WITH THE SOUTHERLY R.O.W. OF SAID OWEN DRIVE, S 81°59'00" E, 60.00 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING AND CONTAINING 35.096 ACRES.

INCLUDED IN THE ABOVE DESCRIPTION BUT SHOWN ON THE BOUNDARY SURVEY IS A PROPOSED 25-FOOT R.O.W. TO BE DEDICATED AT A FUTURE DATE FOR THE WIDENING OF OLD HICKORY BOULEVARD.

MADE A PART OF THE ABOVE IS A RESERVED PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 24, SAID MONUMENT BEING A COMMON CORNER OF ABOVE DESCRIBED AND HUNTER L. BURKITT, JR., AS OF RECORD IN BOOK 5378, PAGE 757, R.O.D.C., TENNESSEE, THENCE;

2. LEAVING THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 24, AND WITH THE SOUTHERLY LINE OF HUNTER L. BURKITT, JR. AND HARRY EWIN BURKITT, EATAL, AS OF RECORD IN BOOK 5561, PAGE 539, R.O.D.C., S 82°54'00" E, 596.94 FEET TO A FENCE POST, THENCE;

3. WITH THE WESTERLY LINE OF JOHN H. MOORE, ETUX, AS OF RECORD IN BOOK 542, PAGE 291, R.O.D.C, S 03°35'00" W, 361.80 FEET TO A 36" HACKBERRY TREE IN SAID MOORE'S SOUTHERLY LINE, THENCE;

4. LEAVING MOORE'S SOUTHERLY LINE AND SEVERING THE ABOVE DESCRIBED S 48°03'00" W, 133.03 FEET TO AN IRON PIN, SAID IRON PIN FALLING IN THE NORTHERLY R.O.W. OF INTERSTATE HIGHWAY 24, AS OF RECORD IN BOOK 2860, PAGE 179, R.O.D.C., TENNESSEE, THENCE;

5. WITH THE NORTHERLY R.O.W. OF SAID INTERSTATE HIGHWAY 24, N 41°57'00" W, 704.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.55 ACRES.

INCLUDED IN THE ABOVE DESCRIPTION BUT SHOWN ON THE BOUNDARY SURVEY IS A PROPOSED 25-FOOT R.O.W. TO BE DEDICATED AT A FUTURE DATE FOR THE WIDENING OF OLD HICKORY BOULEVARD.

H 5 8 4 7 7.
IDENTIF. REFERENCE
JUL 6 3 36 PM '83
FELIX ... REGISTER
DAVIDSON COUNTY, TN
RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6089 PAGE 617

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			596664.00- CO	
			1551.42 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1566.92-	
9631A07/06/63			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

458477

IDENTIF. REFERENCE

JUL 6 3 36 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 961434