Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
South Plaza Joint Venture 2112 Hollywood Drive Jackson, Tennessee 38305	Same	161-12-2 161-201 161-83 161-82 JS
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, TEXAS COMMERCE BANK NATIONAL ASSOCIATION, a national banking association, and TEXAS COMMERCE FUNDING COMPANY, a Delaware corporation (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said SOUTH PLAZA JOINT VENTURE, a Tennessee joint venture composed of Barry E. Dotson and Associates, Inc., a Tennessee corporation and W. Gerald Ezell (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 which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,130,000.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 198[illegible].

Notary Public
My Commission Expires: 7/22/[illegible]

2. Retained Vendor's Lien to secure partial payment of the purchase price, as evidenced by that certain promissory note dated April 24th, 1984 in the amount of One Million Six Hundred Twenty-Nine Thousand Nine Hundred Sixty-Nine and 64/100 Dollars ($1,629,969.64) payable to the order of Grantor, in addition to that certain Deed of Trust to Lloyd L. Bolton, Trustee, of even date herewith, securing the same indebtedness.

3. Easement granted First Suburban Utility District for water mains, power lines and roads over a strip of ground 100 x 200 feet, more or less, by the Trustees of the Tusculum Presbyterian Church, et al., of record in Book 2453, page 531, 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 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 itself, 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 it, but no further, subject, however, as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of April, 1984, the corporate parties having caused their names to be signed hereto by their duly authorized officers on said day and date.

TEXAS COMMERCE BANK NATIONAL ASSOCIATION

By: Charles F. Dee
Vice President

TEXAS COMMERCE FUNDING

By: Charles F. Dee
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Angela M. Cartwright, a Notary Public of the State and County aforesaid, personally appeared Charles F. Dees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of TEXAS COMMERCE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking association by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of April, 1984.

Angela M. Cartwright
NOTARY PUBLIC

My Commission Expires: 7/22/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Angela M. Cartwright, a Notary Public of the State and County aforesaid, personally appeared Charles F. Dees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of TEXAS COMMERCE FUNDING COMPANY, the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of April, 1984.

Angela M. Cartwright
NOTARY PUBLIC

My Commission Expires: 7/22/87

EXHIBIT "A"

PROPERTY DESCRIPTION NOLENSVILLE

ROAD AND OLD HICKORY BOULEVARD

Land in Davidson County, Tennessee, described according to a survey made by Hart-Freeland-Roberts, Inc., dated July 10, 1979, and updated April 16, 1984 as follows:

Beginning at a concrete monument in the east margin of Nolensville Road and the north margin of Old Hickory Boulevard; thence, along the said margin of Nolensville Road N. 5° 01' 00" W, a distance of 714.63 feet to a concrete monument; thence S. 87° 49' 44" E, a distance of 15.15 feet to a concrete monument; thence, continuing N. 5° 01' 00" W, a distance of 136.45 feet to a point; thence, along a curve to the left with a radius of 5779.58 feet, a distance of 320.73 feet to a concrete monument; thence leaving the margin of Nolensville Road, S 88° 49' 06" E, a distance of 84.60 feet to a concrete monument; thence, S 8° 03' 09" E, a distance of 100.10 feet to a point; thence, along the south margin of Southwood Subdivision S 85° 54' 10" E, a distance of 1131.28 feet to a point; thence, along the west margin of the Hickory Valley Condominium property, S. 6° 49' 29" W, a distance of 539.47 feet to a point; thence, continuing S. 4° 07' 59" W, a distance of 460.76 feet to a concrete monument in the north margin of Old Hickory Boulevard; thence, westerly along same S. 83o 24' 49.5" W, a distance of 893.59 feet to a point; thence N 52° 05' 00" W, a distance of 184.825 feet to the point of beginning containing an area of 28.060 acres more or less.

Being the same property conveyed to Texas Commerce Bank National Association, a national banking association, and Texas Commerce Funding Company, a Delaware corporation by deed from Charles K. Campbell as of record in Book 5932, page 919, Register's Office for Davidson County, Tennessee.

RUSH

IDENTIF. REFERENCE

APR 25 12 10 PM '84

FELIX A. ENGLISH III REGISTER
DAVIDSON COUNTY, TN

I 1 7 7 7 0

04/25 5350.55- CHECK

1309

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6277 PAGE 807

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
		2,130,000.00	CO	
			5538.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	5550.50-
1309A	04/25/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11770

IDENTIF. REFERENCE

APR 25 12 10 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30981