Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
AFPC Metroplex Fund, Ltd. Suite 1900 First American Center Nashville, TN 37238	SAME	MAP 134 PARCEL 216
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, EVSVS Associates, a joint venture (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto AFPC Metroplex Fund Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's heirs 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 those exceptions stated in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $500,000.

Leo Gerard Egee
Affiant

Subscribed and sworn to before me this 7th day of June, 1984.

Sharon S. Bathshaw
Notary Public
My Commission Expires: 10/5/85

I27666

IDENTIF. REFERENCE

JUN 7 3 35 PM '84

HSNB

NOTARY PUBLIC

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 heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 7th day of June, 1984.

EVSVS ASSOCIATES

By: _____
W. Gerald Ezell,
Joint Venturer

By: _____
George A. Volkert,
Joint Venturer

By: _____
Richard W. Sorenson,
Joint Venturer

By: _____
Carl H. Vereen,
Joint Venturer

By: _____
J. Benjamin Steele,
Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shawn S. Bettisheaus, a Notary Public in and for said County and State, the within named W. Gerald Ezell, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1984.

Shawn S. Bettisheaus
Notary Public

My Commission Expires: 10/5/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shawn S. Bettisheaus a Notary Public in and for said County and State, the within named George A. Volkert, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1984.

Shawn S. Bettisheaus
Notary Public

My Commission Expires: 10/5/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shawn S. Bettisheaus a Notary Public in and for said County and State, the within named Richard W. Sorenson, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1984.

Shawn S. Bettisheaus
Notary Public

My Commission Expires: 10/5/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon S. Bethshears a Notary Public in and for said County and State, the within named Carl H. Vereen, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1984.

Sharon S. Bethshears
Notary Public

My Commission Expires: 10/5/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon S. Bethshears Notary Public in and for said County and State, the within named J . Benjamin Steele, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1984.

Sharon S. Bethshears
Notary Public

My Commission Expires: 10/5/85

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, known as Lot 8 on the Plan of Section Six, Metroplex, of record in Book 6200, page 63, Register's Office for Davidson County, Tennessee, bounded on the east by Metroplex Drive and on the west by Interstate 24, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Metroplex Drive, said point being 615 feet, more or less, south of the center of cul-de-sac and 3,625 feet, more or less, from the northerly margin of Harding Place;

Thence, S 33° 28' 21" E, 414.26 feet to a point;

Thence, S 56° 31' 39" W, 441.94 feet to a point;

Thence, N 33° 28' 21" W, 414.26 feet to a concrete monument;

Thence, N 56° 31' 39" E, 441.94 feet to the point of beginning.

Containing 4.20 acres, more or less.

Being a portion of the property conveyed to EVSV Associates by instrument of record in Book 5822, page 885, Register's Office for said County, and conveyed to EVSVS Associates by instrument of record in Book 5977, page 353, said Register's Office.

EXHIBIT B

1. Matters as shown on Plat of record in Book 6200, page 63, Register's Office for Davidson County, Tennessee.

2. Taxes for 1984, a lien but not yet payable.

3. Restrictive Covenants in Book 5653, page 11, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6311 PAGE 180

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
			500000.00-	CAMT.
			1300.00	CSTAX
			.50	PRFEE
			18.00	MDEED
				CHECK 1318.50-
			3258806/07/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 6 6 6

IDENTIF. REFERENCE

JUN 7 3 36 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0043515