Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Bell Forge Shopping Center,Ltd c/o Savage I International,Inc 2901 Wilcrest, Suite 500 Houston, Texas 77042	SAME	163-113 163-114 163-115 163-116
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, BELL FORGE ASSOCIATES, a joint venture composed of W. Gerald Ezell, George A. Volkert, Carl H. Vereen, and Richard W. Sorenson (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said BELL FORGE SHOPPING CENTER, LTD., a Texas limited partnership, (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.

2. Matters shown on that certain Plan of Bell Forge Commercial Park, Section Two, a plat of which is of record in Book 6200, page 76, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,650,200.00.

_____, PRESIDENT
Affiant

Subscribed and sworn to before me this 20th day of July, 1984.

_____
Notary Public
My Commission Expires: 7/15/86

RUSH

IDENTIF. REFERENCE
JUL 24 12 38 PM '84
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

07/24 0003.02- CHECK
6372
138371

3. Declaration of Protective Covenants for Bell Forge Commercial Park, of record in Book 5993, page 769, said Register's Office, as amended by instrument of record in Book 6207, page 838, said Register's Office, and by instrument of record in Book 6301, page 775, said Register's Office.

This is unimproved property.

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 it, 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of July, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BELL FORGE ASSOCIATES,
a joint venture

By: [signature]

By: [signature]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Andrea Barach, a Notary Public of the State and County aforesaid, personally appeared W. Gerald Egell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennesee, this 19th day of July, 1984.

Andrea Barach
Notary Public

My Commission Expires: 11-7-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Andrea Barach, a Notary Public of the State and County aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Bell Forge Associates, the within named bargainor, a joint venture, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennesee, this 19th day of July, 1984.

Andrea Barach
Notary Public

My Commission Expires: 11-7-87

EXHIBIT A

Lot 1 as shown on the Plan of Bell Forge Commercial Park, Section Two, a plat of which is of record in Book 6200, page 76, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bell Forge Associates by deeds of record in Book 5843, page 926, Book 5843, page 930, Book 5843, page 934, said Register's Office, and a portion of the same property conveyed to Bell Forge Associates by deed of record in Book 5843, page 945, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6344 PAGE 681

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
		2,650,200.00 CONV.		
			6890.52 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 6903.02-	
6372	A	07/24/84	DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-38372

IDENTIF. REFERENCE

JUL 24 12 30 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.0055350