THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3205 WEST END AVENUE
NASHVILLE, TN 37203

BOOK 6402 PAGE 471

8/4/84
CBRJR:jm

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Fairmont Associates II c/o Aberdeen Properties, Inc. ~~226 Third Avenue, North~~ ~~Fourth Floor~~ SUITE 301 Nashville, TN 37203	SAME	Map 104-6 Parcels 7,8 & 9 FB # 21W-2815 21W-2810 & 21W-2805

110 29th AVE, N.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MARSHALL I. KARR, TRUSTEE, under a Land Trust Agreement, dated September 30, 1983, with full power to transfer, assign, bind, encumber and convey without the joinder of or disclosure to his beneficiaries, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto FAIRMONT ASSOCIATES II, a joint venture composed of Aberdeen Properties, Inc., Roy S. Jones Construction Co., Inc., and Real Estate Equity Corporation ~~Aberdeen Properties, Inc.~~ (the "Grantee"), Grantee's successors, and assigns, certain real property 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 matters listed in Exhibit "B," which is attached hereto and incorporated herein by reference (the "Title Exceptions").

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RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $689,156.89.

Marshall L. Karr
AFFIANT

SUBSCRIBED and sworn to before me this 9th day of August, 1984.

Notary Public

My Commission Expires:
4-17-87

This is unimproved property located at 3316, 3318, and 3320 Fairmont Drive, Nashville, TN.

TO HAVE AND TO HOLD the Property, subject to the Title Exceptions, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors, and assigns, forever.

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

Grantor further covenants and binds himself, and his successors in trust, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 9th day of August, 1984.

Marshall L. Karr, Trustee
MARSHALL L. KARR, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, [illegible], a Notary Public in and for said County and State, the within named Marshall L. Karr, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory [illegible]), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 9th day of August, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-87

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:

BEING the Northerly 104.7 feet of Lot No. 12 in West End Park, plan of which is of record in Book 161, Page 47, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a new iron pin in the Northwesterly margin of a 40-foot road, known as Fairmont Drive, formerly First Street, which is with the curve of said road, 170 feet South of the intersection of Long Boulevard and said street, said beginning point being the Northeasterly corner of said Lot No. 12, running thence Northerly 53 deg. 15' West 357.7 feet, more or less, and along the dividing line between said Lot No. 12 and Block "A" in said West End Park Plan to the original iron monument; thence South 14 deg. 15' West 99.4 feet, more or less, to an iron pin; thence South 48 deg. 42' East 320.9 feet to an iron pin in the Northwesterly margin of said drive, said point being 56 feet Northeasterly from the Southeast corner of said Lot No. 12; thence Northeasterly and along said margin of said road, 104.7 feet to the beginning.

BEING the same property conveyed to Marshall I. Karr, Trustee, by deed from Daniel Harman McDonald, of record in Book 6151, Page 252, said Register's Office.

TRACT II:

LAND in Davidson County, Tennessee, being the Southeast part of Block "A" on the Original Plan of West End Park as of record in Book 161, Page 47, Register's Office for said County, being the Southeast corner of Block "B" on the plan of the Subdivision of said Block "A" as of record in Book 332, Page 9, said Register's Office, described according to a map of said property made December 26, 1922, by John Wilkes, Civil Engineer, not of record as follows:

BEGINNING on the Westerly margin of Fairmont Drive, formerly First Street, at the Southeast corner of said Block "B"; thence with the Southerly line of said Block Westwardly 210 feet, thence Northwardly 95 feet to a point 70 feet Southerly from the Southerly margin of Long Blvd., extended; thence Eastwardly parallel with the Southerly margin of said Blvd. 175 feet, more or less, to the Westerly margin of Fairmont Drive; thence with the Westerly margin of said drive Southwardly 99 feet to the beginning.

BEING the same property conveyed to Marshall I. Karr, Trustee, by Deed from David L. Stroop and wife, DeeAnn M. Stroop and J. Donald Henson, Sr. and wife, Marlyn A. Henson, of record in Book 6151, Page 256, Register's Office for Davidson County, Tennessee.

TRACT III

LAND in Davidson County, Tennessee, being part of the original Block "A" on the Map of West End Park, as of record in Book 161, Page 47, Register's Office for Davidson County, Tennessee, being also part of Block "B" on the Plan of a subdivision of said original Block "A" as of record in Book 332, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Southwest corner of Fairmont Drive, formerly First Street, and Long Boulevard, extended, thence with the Southerly margin of said Boulevard, extended North 51 1/2 deg. West 169 feet; thence Southerly 165 feet, more or less, to the Northerly line of Lot No. 12; thence with said line Eastwardly 18 feet to the Southwest corner of the property conveyed to Thomas L. Holcomb and wife, by Deed from American National Bank, Guardian of Vera Thomas, of record in Book 1086, Page 80, said Register's Office; thence Northwardly 95 feet; thence Eastwardly parallel with the Southerly margin of Long Boulevard, extended 180 feet to the Westerly margin of Fairmont Drive; thence with said Drive North 27 1/2 deg. East 71 feet to the beginning.

BEING the same property conveyed to Marshall I. Karr, Trustee, by Deed from DeeAnn M. Stroop, formerly DeeAnn Henson and J. Donald Henson, of record in Book 6151, Page 261, Register's Office for Davidson County, Tennessee.

All three tracts being the same property shown on unrecorded survey prepared by John Kohl and Co., P.C., dated September 28, 1983, File No. 39400, otherwise described as follows:

LAND in Davidson County, Tennessee, being the Northerly part of Lot #12 on the Map of West End Park as recorded in Plat Book 161, Page 47, Register's office for said County, and part of Block "B" as shown on the subdivision of the aforesaid West End Park as recorded in Plat Book 332, Page 9, Register's Office for said County, described as follows:

BEGINNING at an iron pipe in the Westerly right of way of Fairmont Drive, the Northeast corner of the property conveyed to Norma W. Ginsberg, as recorded in Deed Book 4868, Page 19, R.O.D.C., TN, also the Southeast corner of the herein described tract; thence leaving said right of way North 49 deg. 41' 49" West 320.48' to an iron pipe; thence North 18 deg. 21' 26" East, 69.95' to a concrete monument in the East line of the Iroquois Apartments property as shown in Plat Book 2133, Page 98, R.O.D.C., TN; thence North 12 deg. 28' 34" East, 24' to a concrete monument; thence South 52 deg. 30' 00" East, 131.70' to an iron pin; thence North 36 deg. 40' 47" East, 165.00' to an iron pin in the South right of way of Long Boulevard; thence along said right of way South 50 deg. 59' 40" East, 180.09' to an iron pin at the intersection of said Long Boulevard and Fairmont Drive; thence continuing with the right of way of Fairmont Drive along a curve to the left, having a radius of 330', a distance of 116.57' to a point; thence continuing with said right of way along a curve to the right, having a radius of 275', a distance of 153.75' to the point of beginning and containing 63,904 square feet or 1.47 acres, more or less.

EXHIBIT "B"

TITLE EXCEPTIONS

AS TO TRACT I:

1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes for 1984, a lien, but not presently due and payable, which taxes have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 161, Page 47, Register's Office for Davidson County, Tennessee.

AS TO TRACT II:

1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes for 1984, a lien, but not presently due and payable, which taxes have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 161, Page 47, and Book 332, Page 9, Register's Office for Davidson County, Tennessee.

AS TO TRACT III:

1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes for 1984, a lien, but not presently due and payable, which taxes have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 161, Page 47, and Book 332, Page 9, Register's Office for Davidson County, Tennessee.

AS TO TRACTS I, II AND III:

1. All recorded and unrecorded utility Easements and Easements for ingress and egress on the Property arising subsequent to the date of the execution of this Special Warranty Deed.

2. All matters shown on a Property Survey of John Kohl and Co. for the Property, dated September 28, 1983.

3. All encumbrances placed on the Property subsequent to the date of the execution of this Special Warranty Deed by Grantee, including, but not limited to instruments to secure indebtednesses to First American National Bank of Nashville and any lien, or right to a lien, for services, labor or material furnished to Grantee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6402 PAGE 476

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
			689156.89- CAMT.	
			1791.92 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1807.42-	
8196A	10/12/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Oct 12 12 23 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0076508