This instrument was prepared by:
Weldon B. White, Jr.
162 Fourth Ave., North
Nashville, TN 37219

WARRANTY DEED

BOOK 6504 PAGE 746

ADDRESS NEW OWNER (s) AS FOLLOWS:	SENT TAX BILLS TO	MAP PARCEL NUMBERS
Rowe Properties - Nashville Rowe Development Company	SAME	
(Name) 1001 E. Main Street, Suite 920	(Name)	P/O 107-00-0 011
STREET ADDRESS OR ROUTE NUMBER Richmond VA 23219	STREET ADDRESS	
CITY STATE P. O. ZONE	CITY STATE ZONE	

FOR AN IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Air Corporate Associates, Ltd., a Tennessee limited partnership herein called Grantor has this day bargained and sold and does hereby transfer and convey unto Rowe Properties - Nashville, a Virginia limited partnership, hereinafter called Grantee and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is encumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Witness our hands this 20th day of February, 1985.

AIR CORPORATE ASSOCIATES, LtD., a Tennessee Limited Partnership

By: L. H. Hardaway
L. H. Hardaway, Jr., general partner

By: Imperial Associates, Inc., a Tennessee corporation, general partner

By: L. H. Hardaway
L. H. Hardaway, Jr.

All of the General Partners of Air Corporate Associates, Ltd.

T
IDENTIF. REFERENCE
MAR 6 10 54 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

03/06 1910.50- CHECK 187220

6237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1985 personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed this deed as a General Partner of Air Corporate Associates, Ltd. a Tennessee Limited Partnership, for the purposes therein contained being authorized so to do.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 1985.

Patrick L. Alexander
Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1985, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of Imperial Associates, Inc. and that as President of Imperial Associates, Inc., being authorized so to do, executed this deed as a General Partner of Air Corporate Associates, Ltd. a Tennessee Limited partnership and, for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 1985.

Patrick L. Alexander
Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 730,000.00

L. H. Hardaway
Affiant

Subscribed and sworn to before me, this the 20th day of February, 1985.

Patrick L. Alexander
Notary Public

My Commission Expires: 7/21/85

EXHIBIT A

Being Lot No. D-1 on the Subdivision of Century City - Lot D, of record in Plat Book 6250, Page 338, Register's Office for Davidson County, Tennessee, located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, to which plat reference is here made for a more particular description.

BEING part of the same property conveyed to Air Corporate Associates, Ltd., a Tennessee Limited Partnership by deed of record in Book 6009, page 789, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1985 ad valorem taxes, not yet due and payable.

2. Subdivision of Century City - Lot D of record in Plat Book 6250, Page 338, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants of Century City of record in Book 6504, Page 723, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6504 PAGE 750

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
			730000.00-	CAMT.
			1898.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	1910.50-
			6237A03/06/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 2 2 0

IDENTIF. REFERENCE

MAR 6 10 54 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 113494