Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Broadway Realty Company 1512 Broadway Nashville, Tennessee	Same as address of New Owner	Map 163 Parcels 298 and 299

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

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, AFPC Equity Investors Land Fund 83-1, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Broadway Realty Company, a Tennessee corporation (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 this 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. All matters appearing on the Plan of Record at Book 6250, page 19, Register's office for Davidson County, Tennessee.

3. Restrictive Covenants of record at Book 5993, page 769, as amended in Book 6207, page 838, and made applicable to the Property by instrument of record at Book 6301, page 775, Register's Office for said County.

4. Gas pipeline easement of record in Book 2243, page 635, as modified by instrument of record at

Book 5251, page 487, Register's Office for said County.

5. Terms of the Storm Water Detention Agreement of record in Book 6411, page 366, Register's Office for said County.

6. A Survey of the Property made by Barge Waggoner, Sumner and Cannon dated March 4, 1985, File No. 8260-12, revised on May 23, 1985, shows an easement for an underground telephone utility for an existing underground telephone line and certain notes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $919,960.00.

James M Ewin IV
Affiant

Subscribed and sworn to before me this 24th day of May, 1985.

Cynthia Marie Chrisos
Notary Public
My Commission Expires: 11/1/85

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 does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23 day of May, 1985.

AFPC Equity Investors Land Fund 83-1, Ltd., a Tennessee Limited Partnership

By: AFPC Equity Investors, Ltd., General Partner

By: W. Gerald Ezell
W. Gerald Ezell, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Vera J. Thomas, a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, 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 AFPC Equity Investors, Ltd., a Tennessee limited partnership, which partnership is the general partner of AFPC Equity Investors Land Fund 83-1, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of AFPC Equity Investors, Ltd., as general partner on behalf of AFPC Equity Investors Land Fund 83-1, Ltd., by himself as general partner.

WITNESS my hand and seal, this 23rd day of May, 1985.

Vera J. Thomas
Notary Public

My Commission Expires: 7/21/85

(Commission transferred to Davidson County from Washington County, Tennessee, effective 1/18/82).

J 0 7 6 0 9

IDENTIF. REFERENCE

MAY 24 9 52 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

EXHIBIT A

BELL FORGE WEST: NORTH PORTION
TRACTS 1 and 2

Land in the First Civil District, Nashville, Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Bell Forge West, of record in Book 6250, page 19, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated March 4, 1985, File No. 8260-12, as revised May 23, 1985, as follows:

Beginning at a concrete monument in the southerly right-of-way of Bell Road, said monument being 203 feet, more or less, westerly from the west right-of-way of Mt. View Road and in the east line of Douglas F. Brown, et ux, of record in Book 5377, page 261, R.O.D.C., Tennessee;

Thence, with said southerly right-of-way, N 68° 50' 55" E, 189.23 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 57° 18' 15", and a radius of 25.00 feet for a distance of 25.00 feet to a concrete monument in the westerly right-of-way of Mt. View Road;

Thence, with said westerly right-of-way S 53° 50' 44" E, 143.08 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 13° 01' 41" and a radius of 531.81 feet for a distance of 120.92 feet to a point in the westerly right-of-way of Mt. View Road, said point being in the centerline of a private drive serving the site;

Thence, with said centerline, S 49° 46' 44" W, 43.48 feet to a point;

Thence, with said centerline, with a curve to the left having a central angle of 25° 30' 54" and a radius of 265.00 feet for a distance of 118.01 feet to a point;

Thence, with said centerline, S 24° 15' 19" W, 240.58 feet to a point;

Thence, with a curve to the left having a central angle of 32° 05' 10" and a radius of 250.00 feet for a distance of 140.00 feet to a point, said point being the centerline intersection of two private drives;

Thence, with a curve to the right having a central angle of 29° 09' 14", and a radius of 250.00 feet for a distance of 127.21 feet to a point, said point being in the centerline of the private drive;

Thence, with said centerline, N 84° 45' 00" W, 146.10 feet to a point;

Thence, N 65° 45' 00" W, 170.00 feet to an iron pin;

Thence, N 25° 10' 00" E, 570.00 feet, to the point of beginning,

Containing 5.64 acres, more or less.

Being part of the same property conveyed to AFPC EQUITY INVESTORS LAND FUND 83-1, Ltd., a Tennessee limited partnership by deed from First American National Bank of Nashville,

CoExecutor and Trustee, and James David Beecham, CoExecutor, under the Will of Bobby G. Beecham, deceased, of record in Book 6098, page 659, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6565 PAGE 471

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
			919960.00- CAMT.	
			2392.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 2407.50-	
1455A05/24/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.6.09

IDENTIF. REFERENCE

MAY 24 3 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138050