BOOK 5668 PAGE 749

FROM: Nashville Corporate Center Associates
TO: Edgar E. Fulcher and John Gianikas, Trustees

This instrument prepared by:
WIEN, MALKIN & BETTEX
60 East 42nd Street
New York, New York 10165-0015

Address New Owner:
Edgar E. Fulcher/
John Gianikas, Trustees
c/o Edgar E. Fulcher
Fulcher Investments
700 American Trust Bldg., Nashville, TN 37201

Send Tax Bills to: Same

Map-Parcel No. 119-0-1

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of September, 1985.

Notary Public

My Comm. Expires: 5-13-89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nashville Corporate Center Associates, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Edgar E. Fulcher and John Gianikas, Trustees*hereinafter called the GRANTEE, their successors, and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*with full power to sell, transfer, convey and encumber without joinder of beneficiary,

See Legal Description attached hereto as Exhibit A and incorporated herein by this reference.

SUBJECT TO: Those conditions of title set forth on Exhibit B attached hereto and incorporated herein by this reference.

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, their heirs, successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons; provided, however, that all warranties of GRANTOR herein are expressly limited to those persons or parties claiming by, through, or under GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 30 day of September, 1985.

40407

IDENTIFICATION REFERENCE

SEP 30 3 12 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NASHVILLE CORPORATE CENTER ASSOCIATES,
a Tennessee limited partnership

By: Lawrence A. Wien, General Partner

By: Peter L. Malkin, General Partner

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, Ellen T. Graff, a Notary Public in and for the County and State aforesaid, personally appeared Lawrence A. Wien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of Nashville Corporate Center Associates, the within named bargainor, a limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at office in New York, New York, this the 19th day of September, 1985.

Ellen T. Graff
NOTARY PUBLIC

My Commission Expires: _____

ELLEN T. GRAFF
Notary Public, State of New York
No. 31-4687960
Qualified in New York County
Commission Expires March 30, 1987

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, Ellen T. Graff, a Notary Public in and for the County and State aforesaid, personally appeared Peter L. Malkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of Nashville Corporate Center Associates, the within named bargainor, a limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at office in New York, New York, this the 19th day of September, 1985.

Ellen T. Graff
NOTARY PUBLIC

My Commission Expires: _____

ELLEN T. GRAFF
Notary Public, State of New York
No. 31-4687960
Qualified in New York County
Commission Expires March 30, 1987

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of/Metropolitan Nashville-Davidson County, Tennessee, formerly the Sixth Civil District of Davidson County, Tennessee, and being the unrecorded tract of The Plus Park, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of Lot No. 16 on the Resubdivision of Section 12, The Plus Park, as of record in Book 4660, Page 109, R.O.D.C., Tennessee, said pin also being on the westerly right-of-way of Plus Park Blvd. at the existing end of said boulevard and proceeding:

1) Crossing the existing end of Plus Park Blvd., S 89° 32' 36" E, 60.00 feet to an iron pin on the easterly right-of-way of Plus Park Blvd.; thence,

2) With the easterly right-of-way of Plus Park Blvd., with a curve to the left (radius 454.58'), northerly a distance of 62.77 feet to an iron pin at the southwesterly corner of Lot No. 15, Section 15 The Plus Park as of record in Book 4715, Page 122, R.O.D.C., Tennessee; thence,

3) With the southerly line of Lot 15, N 82° 32' 44" E, 107.48 feet to a point at the northwesterly corner of a tract of land conveyed to Charles O. French (shown as Parcel "A" in deed) from McDowell Development Corporation by deed recorded in Book 5479, Page 841, R.O.D.C., Tennessee; thence,

4) With the westerly line of said tract, S 8° 01' 23" E, 74.53 feet; thence,

5) S 39° 33' 43" W, 39.46 feet to a point; thence,

6) S 50° 31' 38" E, 69.76 feet to a point at the northerly corner of a tract of land conveyed to McDowell Development Corporation (shown as Parcel "B" in deed) and recorded in Book 5479, Page 844, R.O.D.C., Tennessee; thence,

7) With the easterly line of Parcel "B", S 33° 01' 21" E, 119.32 feet to a point; thence,

8) S 51° 19' 18" W, 50.44 feet to an existing iron pin in concrete; thence,

9) N 35° 59' 36" W, 15.00 feet to an existing iron pin in concrete; thence,

with the northerly line of said Glencliff Estates, Section 5 and with the face of a steep bluff as follows:

10) S 45° 35' 40" W, 151.31 feet to a point; thence,

11) S 47° 04' 49" W, 439.80 feet to a point; thence,

12) S 38° 09' 32" W, 227.04 feet to a point; thence,

13) S 29° 14' 39" W, 116.07 feet to a point; thence,

14) S 00° 29' 53" W, 151.22 feet to a point; thence,

15) S 2° 53' 23" E, 46.34 feet to an existing iron pin; thence,

16) S 49° 01' 22" W, 53.25 feet to an existing iron pin on the easterly right-of-way of Interstate 24; thence,

17) With the easterly right-of-way of Interstate 24, N 12° 43' 15" W, 489.29 feet to an existing concrete monument; thence,

18) Continuing with the easterly right-of-way of Interstate 24, N 3° 07' 51" W, 557.21 feet to a concrete monument; thence,

19) N 3° 10' 00" W, 65.86 feet to an iron pin at the southwesterly corner of Lot No. 16, Section 12, The Plus Park; thence,

20) With the southerly line of said Lot 16, N 89° 05' 00" E, 589.55 feet to the point of beginning.

Being part of the property conveyed to Nashville Corporate Center Associates, a Tennessee limited partnership by deed from McDowell Development Corporation of record in Book 5691, page 236, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. All taxes for the year 1985 and subsequent years.
2. State of facts shown on survey of Ragan, Smith, Murphy & Associates, Inc. dated June 5, 1985.
3. Present and future zoning laws, regulations and ordinances.
4. Present rights of others in and to as much of the premises as lies within the boundaries of any public street, highway or road, and rights of way, for roads, transmission lines, canals, laterals or ditches.
5. Memorandum of Agreement of record in Book 4490, page 270, Register's Office for Davidson County, Tennessee. The foregoing instrument was subsequently amended by Memorandum of Agreement and Partial Release, of record in Book 4656, page 609, said Register's Office.
6. Setback lines, sewer lines, drainage and utility easements, and other restrictions and encumbrances shown on the plat of record in Book 5190, Page 279, said Register's Office.
7. Lack of direct access to Interstate I-24 from the premises in question, such right of access having been condemned in suit No. 68154, 3rd Circuit, Court of Davidson County, Tennessee.
8. Private drive-way easement of record in Book 6178, Page 843, said Register's Office.
9. Memorandum of Lease between Nashville Corporate Center Associates, as Lessor; and Continental Corporate Center Asssociates, as Lessee, of record in Book 5691, page 255, said Register's Office.

   By writ of restitution in General Sessions Court, Docket No. 17206, a certified copy of record in Book 5795, page 800, Register's Office for Davidson County, Tennessee, possession was restored to Nashville Corporate Center Associates.

10. Other (present) easements or covenants of record provided same do not materially affect the use or development of the property as a garden apartment complex.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6668 PAGE 754

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

750000.CO- CAMT.
1950.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1965.50-
1782A09/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 4 0 7.

IDENTIF. REFERENCE

Sep 30 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177372