BOOK 6693 PAGE 778

THIS INSTRUMENT PREPARED BY:

George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
LAKE SHORE ASSOCIATES, LTD. c/o Professional Equities . Corporation Suite 725, Vanderbilt Plaza 2100 West End Avenue Nashville, Tennessee 37203	Same	Map 98 Parcel 14 FB# 4D-16945

SPECIAL WARRANTY DEED
and
QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NEW HOPE. LIMITED, a Tennessee limited partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto LAKE SHORE ASSOCIATES, LTD., a Tennessee limited partnership ("Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on 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. 1985 Metropolitan Nashville and Davidson County, Tennessee real property taxes, which have been adjusted between the parties and shall be paid by Grantee.

FEE 4.00 10/85 32.00
IDENTIFICATION
Oct 29 12 27 PM '85
FELIX A. SCHILLER
REGISTER

10/28/85

2. Grant of Transmission Line Easement executed by William McCauley and wife, Vergie McCauley, to the United States of America, together with all conditions, restrictions and limitations therein granted, as of record in Book 1298, Page 133, Register's Office for Davidson County, Tennessee.

3. Easement granted to Southern Bell Telephone and Telegraph Company to construct, operate and maintain its lines of telephone and telegraph and for general transmission of intelligence and/or for the purposes of the transmission and distribution of electric power consisting of buried cable and fixtures with the further right to permit the attachment of wires of any other company or person to said poles and fixtures under the Property, by an instrument executed by Nancy McCauley Word, dated November 10, 1966 of record in Book 4077, Page 604, Register's Office for Davidson County, Tennessee.

4. Right of Way and/or Right of Ingress and Egress over a strip of land twenty (20) feet wide by ninety-two and one-half (92 1/2) poles along the Northerly margin of the tract first described in a Deed of record in Book 370, Page 445, Register's Office for Davidson County, Tennessee, granted in the conveyance of William McCauley to Patsy McCauley of record in Book 633, Page 569, Register's Office for Davidson County, Tennessee and granted to Thomas Talley by Deed of record in Book 1055, Page 248, said Register's Office and a sixteen and one-half (16 1/2) feet temporary drive to Talley for use until a drive is constructed on the aforesaid Easement, which runs along the Southerly part of the Easement to Southern Bell Telephone and Telegraph.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever and Grantor covenants with Grantee that it is lawfully seized and possessed of

GEP

the Property in fee simple, that it has a good right to convey it and that the Property is unencumbered except as herein set out. Grantor further covenants and binds itself, its successors and assigns, 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.

Grantor further by these presents does hereby quitclaim unto Grantee all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit B, which is attached hereto and incorporated herein by reference "Tract B").

This is unimproved property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 1985.

Carol M. Maxson
Notary Public

My Commission Expires: 3-25-86

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed on this the 28 day of October, 1985.

NEW HOPE, LIMITED
A Tennessee Limited Partnership

By: Freeman Properties, Inc.
Corporate General Partner

By: _____
Its: Authorized Agent

By: _____
Lee F. Noel
Individual General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CAROLE M. MAXSON, a Notary Public of the State and County aforesaid, personally appeared JAMES E. PARKS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him self to be AUTHORIZED AGENT of FREEMAN PROPERTIES, INC., a Tennessee corporation, and stated that (X) he being authorized so to do, executed the foregoing instrument by signing the name of Freeman Properties, Inc., by Him self as AUTHORIZED AGENT in its capacity as General Partner for NEW HOPE, LIMITED, the bargainor, a Tennessee limited partnership, and that Freeman Properties, Inc., as such General Partner, executed the same for the purpose therein contained, by signing the name of New Hope, Limited, by itself as General Partner.

WITNESS MY HAND AND SEAL at office in Nashville, Tennessee, this 28th day of October, 1985.

Carole M. Maxson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-25-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, CAROLE M. MAXSON, a Notary Public of the State and County aforesaid, personally appeared Lee F. Noel, 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 New Hope, Limited, 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 purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 28th day of October, 1985.

Carole M. Maxson
Notary Public

CAROLE MAXSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-25-86

EXHIBIT A

UNIMPROVED REAL PROPERTY LOCATED
ON NEW HOPE ROAD AT JOHN HAGER ROAD
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

LEGAL DESCRIPTION

BEING land in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Murray D. Shanklin dated June 20, 1975, as follows:

BEGINNING at a corner post located at the northwesterly corner of the intersection of John Hager Road and New Hope Road; thence southwesterly with the northwesterly margin of John Hager Road and along a curve having a radius of 1,170.97 feet a distance of 387.63 feet to a monument; thence leaving said margin of said road, North 31 degrees 44 minutes West 825.51 feet to a monument; thence along a fence North 0 degrees 55 minutes East 786.85 feet to a monument; thence South 84 degrees 20 minutes East 140 feet to an iron pin; thence North 7 degrees 40 minutes East 489.02 feet to an iron pin; thence South 81 degrees 32 minutes East 114.61 feet to an iron pin in a fence; thence with said fence, South 73 degrees 13 minutes East 735.79 feet to a concrete monument on the westerly side of New Hope Road; thence with said westerly margin of New Hope Road, South 9 degrees 39 minutes West 1566.81 feet to the point of beginning, and containing 32.32 acres, more or less, according to said survey.

BEING the same property conveyed to New Hope, Limited, by Deed from John H. Noel, III, Trustee, as of record in Book 4943, Page 1, Register's Office for Davidson County, Tennessee.

AEP

EXHIBIT B

Property Description

BEING land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon dated September 28, 1985, as follows:

BEGINNING at an iron pin at a fence corner post at the intersection of the westerly margin of New Hope Road and the northerly margin of John Hager Road; Thence, with said northerly margin of John Hager Road with a curve to the left 384.77 feet to a concrete monument said curve having a central angle of 18° 49' 37", a radius of 1,170.97 feet, a tangent of 194.14 feet, and a chord of S 61° 56' 37" W, 383.04 feet; Thence, leaving said northerly margin of John Hager Road with the easterly line of the property of the United States of America (J. Percy Priest Lake), N 31° 19' W, 827.76 feet to a concrete monument; Thence, continuing with said easterly line, N 01° 19' E, 786.50 feet to a concrete monument in the southerly line of the Lake Chateau Condominiums as of record in Book 6250, page 609, R.O.D.C., Thence, with a portion of said southerly line, S 83° 22' E, 138.40 feet to a point; Thence, with a portion of the easterly line of said Lake Chateau Condominiums, N 08° 17' E, 489.02 feet to a point; Thence, with the remaining portion of the southerly line of said Lake Chateau Condominiums, S 80° 21' E, 114.89 feet to a point; Thence, continuing with said southerly line with a fence S 71° 54' E, 261.31 feet to a point; Thence, continuing with said fence S 72° 49' E, 210.25 feet to a point; Thence, S 75° 49' E, 262.94 feet to a monument in the westerly margin of New Hope Road; Thence, with said westerly margin of New Hope Road, S 10° 03' W, 1,578.44 feet to the point of beginning.

Containing 1,406,548 square feet or 32.29 acres, more or less.

BEING the same property conveyed to New Hope, Limited by Deed from John H. Noel, III, Trustee, as of record in Book 4943, page 1, Register's Office for Davidson County, Tennessee.

AEP

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

7250[illegible].50-
1805.00
.50
16.00
[illegible]
0825A10/28/85 3[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 0 9 0

IDENTIFICATION REFERENCE

Oct 28 12 34 PM '85

FELIX Z. WILSON, REGISTER OF DAVIDSON COUNTY

No. 186186