BOOK 6720 PAGE 840

This instrument prepared by:
O'Callaghan, Saunders & Stumm
Suite 330
6201 Powers Ferry Road
Atlanta, Georgia 30339

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NOS.:
Cambridge Square, Ltd., a Tennessee Limited Partnership c/o The Equity Group, Inc., as Managing General Partner P.O. Box 50569 Nashville, TN 37215	Same	Map: 107 Parcel: 66 and 73

TENNESSEE SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NASHVILLE ASSOCIATES, LTD., a Georgia limited partnership (hereinafter called "Grantor") has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto CAMBRIDGE SQUARE, LTD., a Tennessee Limited Partnership, having The Equity Group, Inc., a Tennessee corporation, as its managing general partner (hereinafter called "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

FOR PRIOR TITLE REFERENCE SEE: Deed, recorded Book 6720, Page 823, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and Grantor covenants with said Grantee that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on Exhibit "B", attached hereto and incorporated herein by reference. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 27 day of November, 1985.

Signed, sealed and delivered in the presence of:

E. Lee Dial
Witness

NASHVILLE ASSOCIATES, LTD.
A Georgia Limited Partnership

By: The Summit Group
A Georgia Limited Partnership
As Its General Partner

By: The Summit Group, Inc.
A Georgia Corporation
As Its Managing Partner

By: _____
Joseph H. Harman, II
President

Attest: _____

Title: Asst Secretary

[CORPORATE SEAL]

THE SUMMIT GROUP, INC. CORPORATE SEAL GEORGIA

Witness

By: _____
Joseph H. Harman, II
General Partner

Witness

By: _____
David P. Baker
General Partner

Witness

By: _____
Collins S. Powell
General Partner

Witness

By: _____
James R. Treadwell
General Partner

Witness

By: _____
Edward L. Brinson
General Partner

Witness

By: _____
John Coyne, III
General Partner

Witness

By: _____
Douglas Mullins
General Partner

Witness

By: _____
David E. Holihan
General Partner

Witness

By: _____
Richard P. Jarrell
General Partner

Witness

By: _____
Carl R. McGraw
General Partner

Witness

By: _____
Albert L. Scott, Jr.
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,427,200.00.

_____
Affiant

Subscribed and sworn to before me this 27 day of November, 1985.

_____
Notary Public
My Commission Expires: 2/19/88

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Joseph H. Harman, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be the president of The Summit Group, Inc., general partner of The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 25th day of November, 1985.

NOTARY PUBLIC

Carol Carlin
Notary Public

My Commission Expires:

[illegible] 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Joseph H. Harman, II, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 25th day of November, 1985.

NOTARY PUBLIC

Carol Carlin
Notary Public

My Commission Expires:

[illegible] 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared David P. Baker, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 20th day of November, 1985.

NOTARY PUBLIC STATE

Carol Carlin
Notary Public

My Commission Expires: Notary Public, Georgia, State at Large
My Commission Expires Feb. 2, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Collins S. Powell, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 20th day of November, 1985.

NOTARY PUBLIC

Carol Carlin
Notary Public

My Commission Expires: Notary Public, Georgia, State at Large
My Commission Expires Feb. 2, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared James R. Treadwell, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 22nd day of November, 1985.

CAROL LYNN CARLIN NOTARY PUBLIC GEORGIA STATE AT LARGE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Edward L. Brinson, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 22nd day of November, 1985.

CAROL LYNN CARLIN NOTARY PUBLIC GEORGIA STATE AT LARGE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared John Coyne, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who ~~acknowledged~~ acknowledged himself to be a general partner of The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 22nd day of November, 1985.

CAROL LYNN CARLIN NOTARY PUBLIC GEORGIA STATE AT LARGE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Douglas Mullins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who ~~acknowledged~~ acknowledged himself to be a general partner of The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 22nd day of November, 1985.

CAROL LYNN CARLIN NOTARY PUBLIC GEORGIA STATE AT LARGE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared David E. Holiha[illegible], 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 22nd day of November, 1985.

NOTARY PUBLIC GEORGIA STATE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Richard P. Jarrell, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 25th day of November, 1985.

NOTARY PUBLIC GEORGIA STATE

Carol Carlin
Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 22, 1988

STATE OF Florida
COUNTY OF Polk

Before me, Lynne M. Emelio, a Notary Public in and for the State and County aforesaid, personally appeared Carl R. McGraw, 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in ~~Atlanta~~ Winter Haven, Georgia, this 18th day of November, 1985.

Lynne M. Emelio
Notary Public

My Commission Expires: Notary Public, State of Florida at Large My Commission Expires Nov. 20, 1987

STATE OF Georgia
COUNTY OF Fulton

Before me, Carol Carlin, a Notary Public in and for the State and County aforesaid, personally appeared Albert L. Scott, Jr., 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 The Summit Group, a limited partnership which is the general partner of NASHVILLE ASSOCIATES, LTD., the within named bargainor, a Georgia limited partnership, and acknowledged himself to be authorized to execute the foregoing instrument on behalf of NASHVILLE ASSOCIATES, LTD., a limited partnership, and acknowledged that he, as president, executed the foregoing instrument on behalf of The Summit Group, a limited partnership, which is authorized to execute this instrument for the purposes therein contained, by signing the name of NASHVILLE ASSOCIATES, LTD. by The Summit Group, its general partner, by The Summit Group, Inc., by himself as president of The Summit Group, Inc.

WITNESS my hand and official seal at office in Atlanta, Georgia, this 25th day of November, 1985.

Carol Carlin
Notary Public

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT A:

A tract of land lying in the 2nd (formerly 3rd) Civil District of Davidson County, Tennessee, described according to a survey prepared by James L. Murphy, Jr. & Company, dated February 3, 1968, as follows:

BEGINNING at an iron pin in the westerly line of the Metropolitan Government Municipal Airport Property, said point further described as lying South 7° 52' 23" West 454.80 feet from an existing Tennessee State Highway monument, said monument being located 90 feet southwest of center line station 48 + 01.05 as shown on the Tennessee State Highway Plan Federal Aid Project Number S-6326 (1) Sheet 9; thence with the westerly line of the Metropolitan Government Municipal Airport Property South 7° 52' 23" West 421.85 feet to an iron pin; thence leaving said westerly line North 63° 36' 15" West 641.19 feet to an iron pin in the easterly margin of Camelot Parkway; thence along said easterly margin of Camelot Parkway and in a northeasterly direction around a curve having a radius of 939.31 feet a distance of 407.89 feet to an iron pin; thence leaving said easterly margin South 63° 36' 15" East 568.57 feet to the point of beginning, said tract containing 5.692 more or less, acres.

BEING part of the same property conveyed to Billy Hitt and Alfred E. Finkelstein, by deed from Eva Hagan et al, of record in Book 4098, page 880, Register's Office for Davidson County, Tennessee

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Camelot on the Parkway, Section II, of record in Book 3842, page 275, in the Register's Office for Davidson County, Tennessee, described according to a survey prepared by James L. Murphy, Jr. & Company, Engineers, dated April 9, 1969, as follows:

BEGINNING at an iron pin in the westerly right-of-way of the Metropolitan Government Municipal Airport Property, said point further described as lying South 7° 52' 23" West 876.65 feet from an existing Tennessee State Highway monument, said monument being located 90 feet southwest of center line station 48 + 01.05 as shown on the Tennessee State Highway Plan Federal Aid Project No. S-6326 (1) Sheet 9, said iron pin further described as being the southeast corner of Camelot on the Parkway, Lot 12, as recorded in Book 3842, page 198, Register's Office, Davidson County, Tennessee; thence with the westerly line of the Metropolitan Government Municipal Airport Property South 7° 52' 23" West, a distance of 328.84 feet to an iron pin; thence leaving said western line of the Metropolitan Government Municipal Airport Property South 49° 28' 08" West a distance of 400.75 feet to an iron pin in the north margin of Massman Drive; thence North 40° 31' 52" West a distance of 505 feet to an iron pin at the intersection of the proposed Massman Drive, and the proposed extension of Glastonbury Drive; thence around a curve to the right having a radius of 40 feet, a distance of 62.83 feet to an iron pin; thence following the easterly right-of-way of the proposed extension of Glastonbury Drive around a curve to the left having a radius of 290 feet, a distance of 279.94 feet to the point of tangency and said point further described as being the beginning of a curve to the right; thence around said curve to the right, having a radius of 939.31 feet, a distance of 181.38 feet to an iron pin in the easterly margin of Glastonbury Drive, said iron pin further described as being the southwesterly corner of Lot 12, Camelot on the Parkway, as recorded in Book 3842, page 198, Register's Office, Davidson County, Tennessee; thence leaving said easterly margin and running along the southerly line of Lot 12, South 63° 36' 15" East a distance of 641.19 feet to the point of beginning, containing 8.09 acres, more or less (352,251.69 square feet).

BEING part of the same property conveyed to Billy Hitt and Alfred E. Finkelstein, by deed from Eva Hagan, et al, of record in Book 4098, page 880, Register's Office, for Davidson County, Tennessee.

Also including an additional tract of land:

BEGINNING at an iron pin in the north margin of Massman Drive, same pin being the south corner of the above described leased property; thence South 40° 31' 52" East, a distance of 50 feet; thence North 49° 28' 08" East, a distance of 329.95 feet to a point; thence South 83° 59' 46" East, 9.62 feet to a corner of Metropolitan Nashville Airport Authority; thence North 7° 52' 23" East, a distance of 85.83 feet to an iron pin, same pin being the southeast corner of Camelot II leased property; thence along the common boundary of Camelot II, South 49° 28' 08" West, a distance of 400.75 feet to the point of beginning. Containing 0.43 acre, more or less (18,680 square feet).

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. All those matters disclosed by that certain survey of the property prepared by A & A Engineers, Inc., dated October 11, 1985, last revised November 5, 1985.

2. Rights of tenants in possession.

3. All taxes for the year 1985 and subsequent years, not yet due and payable.

4. Conditions of the owner's certificates, easements and setback lines shown on plats of record in Book 3842, page 198, Book 3842, page 275, and Book 4595, page 31, Register's Office for Davidson County, Tennessee, to which plats reference is here made for the location and dimensions.

5 6 8 1 5

IDENTIFICATION REFERENCE

Nov 27 5 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1259 11/27 11541.22-CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6720 PAGE 850

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

CO. 4,427,200.00
1510.72 STATE
.50 PRFE
30.00 MTG TAX
SUBTOTAL 1541.22
1259A 11/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 1 5

IDENTIFICATION REFERENCE

Nov 27 5 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196359