This Instrument Prepared By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

BVT Acorn Distribution
Center, Ltd.
222 Third Avenue, North
Suite 375
Nashville, TN 37201

MAP - PARCEL NO.:

95-14-114 BOOK 6725 PAGE 833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BVT Management Services, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto BVT Acorn Distribution Center, Ltd., a Tennessee limited partnership (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as the Acorn Distribution Center, 1040 Acorn Drive, Nashville, Tennessee 37210.

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 the Property in fee simple, that it has a good right to convey the Property, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

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

Grantor hereby transfers and assigns all of its right, title and interest in and to the unrecorded leases described in Exhibit B hereto to Grantee, its successors and assigns. Grantee agrees to assume all landlord obligations arising under such leases from and after the date hereof.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer on this 3 day of December, 1985.

BVT MANAGEMENT SERVICES, INC.

By: _____
Title: Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself to be Vice President of BVT Management Services, Inc., the within named bargainor, a corporation, and that he, as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 1985.

_____
Notary Public
My Commission Expires: 7-27-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,048,129.79.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 1985.

Notary Public
My Commission Expires: 1-21-86

EXHIBIT A

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 45, Section 37, Metropolitan Industrial Park, a plan of which is of record in Book 4595, page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 45 is more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Acorn Drive at the northwest corner of Metropolitan Industrial Park, Section 8, a plat of which is of record in Book 3842, page 217, said Register's Office; thence with the easterly margin of Acorn Drive, North 8°12' West 252.98 feet to a concrete monument; thence North 81°48' East 361.04 feet to a concrete monument; thence South 10°56' East 36.32 feet to a concrete monument; thence South 26°11' East 227.67 feet to a concrete monument; thence South 81°48' West 433.06 feet to a concrete monument to the point of beginning, and containing 2.28 acres, more or less.

Being the same property conveyed to BVT Management Services, Inc. by deed from J. O. Bass, Sr., et al., of record in Book 6597, page 512, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for the year 1985.

2. Deed of Trust executed by J. L. Williams and James P. Atkinson to James E. Eden, Trustee, of record in Book 4916, page 494, Register's Office for Davidson County, Tennessee.

3. Standing Deed of Trust executed by Barbara Lee Chertok to Truman S. Wrenne, Trustee, of record in Book 5229, page 489, said Register's Office.

4. Vendor's Lien retained in the deed from J. L. Williams & Company, Inc., et al., to Barbara Lee Chertok, of record in Book 5225, page 304, said Register's Office.

5. Restrictions filed for record in Book 4214, page 851, and made applicable to the subject property by instrument of record in Book 4669, page 900, said Register's Office.

6. Unrecorded leases to Lennox Industries, Inc. dated February ___, 1984; to Alside, a division of Associated Materials, Incorporated, dated October 8, 1982; to Exhibit 4, Inc. dated January 21, 1985; and to Dennis Paper Company dated June 10, 1985.

7. Terms and conditions of Subordination of Lease by and between Alside, Inc., a Delaware corporation, as Lessee and The Prudential Insurance Company of America, of record in Book 4916, page 499, said Register's Office.

8. An Assignment of Lease from A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson, to The Prudential Insurance Company of America, of record in Book 4916, page 501, said Register's Office.

9. Conditional Assignment of Rentals executed by A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson, to The Prudential Insurance Company of America, of record in Book 4916, page 503, said Register's Office.

10. The Plan of record in Book 4595, page 119, said Register's Office, shows an Owner's Certificate; a 30-foot setback line from Acorn Drive; a 20-foot easement for public utilities and drainage along the rear of said lot, and a buffer easement 50 feet wide across the rear of said lot.

11. 2.5' x 25' utility anchor easement at the southwest corner of the subject property as shown on the plan of Metropolitan Industrial Park, Section 8, of record in Book 3842, page 217, said Register's Office.

IDENTIFICATION REFERENCE
5 8 0 4 9
DEC 4 10 10 AM '85
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6725 PAGE 838

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
		1,048,129.79 CONV.		

2725.00 CSTAX
.50 PRFEE
15.00 MSC
2150% 2740.66-
2710A12/04/85 RCL .91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58049

IDENTIFICATION REFERENCE

Dec 4 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197782