This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone, Langford & Armistead
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Plaza Partners No. 2	Same	161-141

2175 N. California Boulevard
10th Floor

Walnut Creek, California 94596

(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Hickory Woods, Limited, a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto Plaza Partners No. 2, a California limited partnership ("Grantee"), its heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1, on the Plat of The Timbers, as of record in Book 4460, page 109, Register's Office for said County, located generally on the West side of Nolensville Road, North of Old Hickory Boulevard, according to a survey made by Hart-Freeland-Roberts, Inc., dated February 3, 1981, and being more particularly described as follows:

BEGINNING at a concrete monument in the west margin of Nolensville Road, said point being in the southeast corner of Kingswood Park Subdivision, as of record in Book 2900, page 70, and said point being 435.75 feet South of the centerline of Brewer Drive; thence along the west margin of Nolensville Road S 14° 05' E, a distance of 210.0 feet to a point; thence N 83° 59' W, a distance of 532.43 feet to a point; thence S 14° 05' E, a distance of 431.23 feet to a point; thence N 88° 37' W, a distance of 615.00 feet to a point; thence S 80° 51' W, a distance of 242.00 feet to a point; thence N 44° 09' W, a distance of 220.0 feet to a point; thence N 51° 51' E, a distance of 185.0 feet to a point; thence N 27° 09' W, 253.0 feet to a point; thence N 18° 24' W, a distance of 194.0 feet to a point; thence N 0° 32' W, a distance of 57.29 feet to a point; thence S 83° 59' E, a distance of 1,420.0 feet to the point of beginning, containing 15.67 acres, more or less.

Being the same property conveyed to Hickory Woods, Ltd. by deed from Tennessee Trust Company, Trustee, of record in Book 6067, page 113, Register's Office for said County.

This is improved real property known as 5319 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as set forth in Exhibit A attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of December, 1985.

HICKORY WOODS, LTD.

BY: FREEMAN WEBB INVESTMENTS, INC.
General Partner

By: William H. Freeman, President
William H. Freeman, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,940,000.00.

Martin H. Peters
AFFIANT

Subscribed and sworn to before me, this 18th day of December, 1985.

Kenneth P. Ezell Jr.
NOTARY PUBLIC

KENNETH P. EZELL JR. NOTARY PUBLIC AT LARGE STATE OF

My commission expires:

7/18/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kenneth P. Ezell, Jr., a Notary Public of the State and County aforesaid, personally appeared William H. Freeman, 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 Freeman Webb Investments, Inc., the general partner of Hickory Woods, Ltd., the within named bargainor, a partnership, and that he as such President of the general partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such President of the general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 1985.

Kenneth P. Ezell
NOTARY PUBLIC

My commission expires:

7/18/87

KENNETH P. EZELL JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6261

IDENTIFICATION REFERENCE

DEC 19 12 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6741 PAGE 73

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- $ 940000 oc)

1540.00 RSTAX
.50 RMF
9.30 MMT
CHECK 1549.80-
B349A12/19/85 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6266

IDENTIFICATION REFERENCE

DEC 19 12 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203283