Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
North Creek Associates, Ltd. c/o Landmark Capital Corporation 222 Third Ave. N., Suite 420 Nashville, Tennessee 37201	SAME	Map 26, Parcel 4 GO-09819 Map 26, Parcel 79 GO-09815

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

Filed

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. THOMAS TRENT, JR., as Trustee and not otherwise (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said NORTH CREEK ASSOCIATES, LTD., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in 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. Real estate taxes for the current year which have been prorated between the parties.

2. Easement in favor of American Telephone and Telegraph Company of record in Book 4151, page 62, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $264,628.62.

Affiant

Subscribed and sworn to before me this 14th day of March, 1986.

Notary Public
My Commission Expires: 7/18/87

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

03/14 700.45- CHECK

3145

This is unimproved property.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by him, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under him.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of March, 1986.

J. Thomas Trent, Jr., Trustee

J. THOMAS TRENT, JR., as Trustee
and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named J. Thomas Trent, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of March, 1986.

Andrea Barach

Notary Public

My Commission Expires: 11-6-87

ANDREA BARACH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commitment Number: G248504 SW

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly the Tenth Civil District of Davidson County, Tennessee, being in the City of Goodlettsville, being Parcels (4) and (79) on Tax Map 26 and being more particularly described as follows:

Beginning at a steel axle at the South end of a stone wall, the original southeasterly corner of Drake Property (now Northgate Industrial Park by Deed Book 4835, page 685, Register's Office for Davidson County, Tennessee), and the southwesterly corner of Tract II to Felton in Book 2699, page 273, Register's Office for Davidson County, Tennesese; thence

(1) With old stone wall, North 7 deg. 31' 25" East 280.00 feet to the center of Mansker Creek, the dividing line between Davidson County and Sumner County; thence

(2) With the meanderings of the center of Mansker Creek, South 52 deg. 50' 56" East 210.11 feet; thence

(3) South 63 deg. 06' 38" East 83.54 feet; thence

(4) South 77 deg. 10' 54" East 102.28 feet; thence

(5) South 84 deg. 30' 13" East 396.23 feet; thence

(6) North 87 deg. 59' 04" East 251.64 feet to a point in creek; thence

(7) Leaving creek, South 5 deg. 11' 27" West 205.86 feet to an existing iron pin in the northerly line of Randall Phillips Builders, Inc., as of record in Book 6201, page 391, Register's Office for Davidson County, Tennesese; thence

(8) With Phillips' North line, South 33 deg. 38' 20" West 1,140.29 feet to an existing corner post in the northeasterly corner of Picadilly Apartments, as of record in Book 5200, page 592, Register's Office for Davidson County, Tennesese; thence

(9) With the North line of Picadilly Apartments and Lincoya Hills Baptist Church (In Part) South 84 deg. 06' 25" West 827.93 feet to an existing iron pin at the southeasterly corner of Tract I (Felton Property) conveyed to Northgate Industrial Park by Deed of record in Book 4835, page 685, Register's Office for Davidson County, Tennesese; thence

(10) With the easterly line of Northgate Park, North 21 deg. 23' 25" West 1,370.02 feet to an iron pin set; thence

"EXHIBIT A"

BOOK 6804 PAGE 163

Commitment Number: G248504 SW

(11) South 84 deg. 14' 07" East 957.79 feet to the point of beginning and containing 40.133 acres.

Being the same property conveyed to J. Thomas Trent, Jr., Trustee, by deed from The Nashville North Motel, a limited partnership having Cardinal Industries, Inc., an Ohio corporation, as general partner, of record in Book 6382, page 753, Register's Office of Davidson, County, Tennessee.

8311 13

IDENTIFICATION REFERENCE

MAR 14 11 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6864 PAGE 164

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

264628.62- CONT
607.96 CSTAX
.50 PRFEE
12.00 MORTD
CHECK 708.46-
3145A03/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8311.3

IDENTIFICATION REFERENCE

MAR 14 11 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227454