Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
T & B Associates 90 Franklin Street Nashville, Tennessee 37201	Same	Map 183 Parcel 29

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

File

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, Interchange City Associates, Ltd., a Tennessee limited partnership having AFPC Equity Investors, Ltd., a Tennessee limited partnership as general partner (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said T & B Associates (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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $91,800.00.

John W. Stump, Jr.
Affiant

Subscribed and sworn to before me this 29th day of April, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

NOTARY PUBLIC DAVIDSON COUNTY

2. Restrictive Covenants contained in instrument of record in Deed Book 4673, page 508, said Register's Office.

This is unimproved property, known as Tract 211A, J. P. Hennessy Drive, Nashville, Tennessee.

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 it, except to the extent otherwise set forth in this Deed.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25 day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERCHANGE CITY ASSOCIATES, LTD.,
a Tennessee limited partnership

By: AFPC Equity Investors, a
Tennessee limited partnership
as general partner

By: W. Gerald Ezell

Title: General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Loretta B. Lowe, a Notary Public in and for the County and State aforesaid, personally appeared Donald Ezell, 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 general partner of AFPC Equity Investors, Ltd., a Tennessee limited partnership, which partnership is a general partner of Interchange City Associates, Ltd., the within named bargainor, a limited partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of AFPC Equity Investors, Ltd. as general partner on behalf of the limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of April, 1986.

Loretta B. Lowe
Notary Public

My Commission Expires: 3/12/87

Exhibit A

A parcel of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated February 6, 1986, and revised February 17, 1986, as follows:

Beginning at an existing iron pin in the northerly right-of-way line of J.P. Hennessy Drive, a 60-foot road, that is 386.79 feet easterly, as measured with said right-of-way line, from the easterly terminus of the northeasterly return curve at the intersection of J.P. Hennessy Drive and Firestone Boulevard and proceeding as follows:

1. Leaving said northerly right-of-way line, with the northeasterly line of Bennie Goodman, et al of record in Deed Book 6097, page 388, Register's Office for Davidson County, Tennessee, North 42 degrees 57 minutes 26 seconds West 375.58 feet to an existing iron pin in the southwesterly corner of Section XX, Interchange City Industrial Park of record in Plat Book 5200, page 46, Register's Office for Davidson County, Tennessee; thence,

2. With the southeasterly line of said Section XX, North 58 degrees 49 minutes 14 seconds East 336.22 feet to an iron pin set; thence,

3. Leaving said southeasterly line with a line severing Tract 211 of Interchange City Associates, Ltd. of record in Deed Book 6381, page 227, Register's Office for Davidson County, Tennessee and Deed Book 337, page 509, Register's Office for Rutherford County, Tennessee, South 31 degrees 10 minutes 46 seconds East 338.72 feet to an iron pin set; thence,

4. South 3 degrees 04 minutes 24 seconds East 120.00 feet to an existing iron pin by an existing disturbed concrete monument in the northerly right-of-way line of J.P. Hennessy Drive; thence,

5. With said northerly line in a westerly direction with an 848.51-foot radius curve to the left, 217.70 feet to the point of beginning, said curve having a chord bearing and distance of South 79 degrees 34 minutes 02 seconds West 217.10 feet. The herein described tract contains 2.70 acres (117.680 square feet), more or less.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee Limited Partnership, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 6381, page 227, Register's Office for said County.

95791

IDENTIFICATION REFERENCE

APR 29 2 00 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6841 PAGE 736

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

91800.00- CAMT.
238.68 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 251.18-
8150A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95791

IDENTIFICATION REFERENCE

APR 29 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242116