Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B. L. Helm 1776 Yorktown Suite 415 Houston, Texas 77056	B. L. HELM 1776 YORKTOWN SUITE 415 HOUSTON, TEX 77056	Map 163, Parcel 300

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

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, AFPC Equity Investors Land Fund 83-I, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto B. L. Helm (the "Grantee"), Grantee's heirs, 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 those matters set forth on Exhibit A.

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 heirs, successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $833,770.00.

B. L. Helm
Affiant

Subscribed and sworn to before me this 17 day of June, 1986.

Alan T. Foster
Notary Public
My Commission Expires: 3-8-89

ALAN T. FOSTER NOTARY PUBLIC

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AFPC EQUITY INVESTORS LAND FUND 83-I, LTD.

By: W. Gerald Ezell
W. Gerald Ezell,
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, SANDRA F. MAXWELL, Notary, W. Gerald Ezell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is general partner of the maker, AFPC Equity Investors Land Fund 83-1, Ltd., and is authorized by the maker to execute this document on behalf of the maker.

Witness by my hand, at office this 4th day of June, 1986.

SANDRA F. MAXWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sandra F. Maxwell
Notary Public

My Commission Expires: 7/17/88

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located south of Bell Road, west of Mt. View Road, and north of I-24, being known as Reserve Parcel of the Plan of record of Bell Forge West of record in Book 6250, page 19 R.O.D.C., Tn, and more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon dated April 25, 1986, revised April 29, 1986, revised May 20, 1986, revised May 22, 1986, and revised May 26, 1986, Job No. 8260-12, as follows:

Beginning at a point in the southwest margin of Mt. View Road, 246 ± feet southeasterly from the southeast margin of Bell Road and further being the northeast corner of Lot No. 1 of Bell Forge West as of record in Book 6250, page 19, R.O.D.C., Tennessee; thence, with the southwest margin of Mt. View Road, along a curve to the right, having a central angle of 43 deg. 59'20", a radius of 531.81, a chord being S 20 deg. 42' E 398.34', and a curve length of 408.30 feet to a concrete monument; thence S 01 deg. 17'40" W 122.09 feet to a concrete monument; thence with the center of Bell Forge Lane West, a private drive, N 88 deg. 10' W 295.80 feet; thence with a curve to the left, having a central angle of 15 deg. 18'53" a radius of 200.00 feet, a chord bearing S 84 deg. 10'33" W 53.30 feet, and a curve length of 53.46 feet; thence with a curve to the right, in a northerly direction along the east line of Lot No. 2 Bell Forge West, said curve having a central angle of 32 deg. 05'10", a radius of 250 feet, a chord bearing N 08 deg. 12'24" E 138.18 feet, and a curve length of 140.00 feet; thence, N 24 deg. 15' E passing an iron pin at 50.00 feet, a total distance of 253.70 feet; thence, with a curve to the right having a central angle of 18 deg. 55', a radius of 381.55 feet, a chord bearing N 33 deg. 42'30" E, 125.40 feet, and a curve length of 125.97 feet; thence N 43 deg. 10' E, 25.00 feet to the point of beginning, containing 2.734 acres, more or less.

Being part of the same property conveyed to AFPC Equity Investors Land Fund 83-1, Ltd., a Tennessee limited partnership by deed from First American National Bank of Nashville, Co-Executor and Trustee, and James David Beecham, Co-Executor, under the Will of Bobby G. Beecham, deceased of record in Book 6098, page 659, and by deed from Lillie E. Nevils, an unmarried person of record in Book 6133, page 454, said Register's Office.

ENCUMBRANCES

1. Metro taxes for 1986.

2. Restrictive covenants contained in instrument of record in Book 5993, page 769, amended in Book 6207, page 838, and Book 6301, page 775, said Register's Office.

3. The Plan of record in Book 6250, page 19, said Register's Office, shows an Owners Certificate, a 20 foot minimum building setback line from Mt. View Road and a 12.5 foot joint access and public utility along the westerly and southerly boundary, said easement being within the private drive along property boundary, and a 20 foot public utility easement along the easterly line of said Reserve Road.

4. A 10 foot sanitary sewer easement along a portion of the southwesterly line in which there is located an 18" storm sewer and certain notes and requirements.

5. A storm detention agreement of record in Book 6411, page 366, said Register's Office.

6. The survey by Barge, Waggoner, Sumner & Cannon, dated April 25, 1986, revised April 29, 1986, revised May 20, 1986, revised May 22, 1986, and revised May 26, 1986, and the surveyor's report dated April 17, 1986, Job No. 8260-12 shows:

a. a joint access easement along the south and west boundaries.

b. a 10 foot sanitary sewer easement along a portion of the southwesterly property line in which there is located an 18" storm sewer and an 8 inch sewer line.

c. public utility easements on all sides of the property of varying width.

d. a 20 foot minimum building setback line along the easterly bondary.

11876

IDENTIF. REFERENCE

JUN 18 3 21 PM '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 6890 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

833770.00- CAMT.
2167.88 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2180.38-
7083A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 8 7 6

IDENTIF. REFERENCE

JUN 18 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260631