Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Land Fund, Ltd.		Tract I Map 97 Parcel 35
c/o Landmark Capital Corp.	SAME	Tract II Map 96 Parcel 49
Fourth Floor	Mortgagee's Name	Tract III Map 96 Parcel 54
222 Third Avenue North	and Address	Tract III Map 96 Parcel 54
Nashville, Tennessee 37201	NONE	Tract IV Map 96-12-32

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

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, Larchwood Associates, a partnership composed of Larchwood GrundstucksgesellSchabt MbH, a corporation organized and existing under the laws of the Federal Republic of Germany, and Cousins Properties of Tennessee, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the Nashville Land Fund, 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 this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit B attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.

Affiant

Subscribed and sworn to before me this 31st day of July, 1986.

Notary Public
My Commission Expires: 1-21-90

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 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 and Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31ST day of JULY, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LARCHWOOD ASSOCIATES, a general partnership

By: Cousins Properties of Tennessee, Inc., partner

By: Robert P. Hunter

Title: SENIOR VICE PRESIDENT

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT P. HUNTER, JR., 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 SENIOR VICE PRESIDENT of Cousins Properties of Tennessee, Inc., a Georgia corporation, which corporation is a general partner of Larchwood Associates, the within named bargainor, a partnership, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner on behalf of the partnership by himself as SENIOR VICE PRESIDENT.

WITNESS my hand and seal, at office in MARIETTA, GEORGIA, this 31ST day of JULY, 1986.

Notary Public
My Commission Expires: 5/11/88

EXHIBIT A

(Parcel 7)

TRACT I:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Percy Priest Drive, on the south by Blackwood Drive, and located generally west of Stewart's Ferry Pike, more particularly described as follows:

Beginning at a point in the northerly margin of Blackwood Drive 275 feet, more or less, from the centerline of Stewart's Ferry Pike;

Thence, with said Drive, with a curve to the left, having a central angle of 26° 44' 33", a radius of 750.00 feet, and a distance of 350.06 feet;

Thence, S 51° 08' 49" W, 490.61 feet;

Thence, with a curve to the left, having a central angle of 11° 19' 40", a radius of 1,000.00 feet, and a distance of 197.71 feet;

Thence, S 39° 49' 09" W, 103.21 feet;

Thence, leaving Blackwood Drive, N 50° 10' 51" W, 77.83 feet;

Thence, N 10° 35' 03" W, 157.20 feet;

Thence, N 81° 46' 52" W, 454.16 feet;

Thence, N 12° 47' 21" E, 654.87 feet to the southerly margin of Percy Priest Drive;

Thence, with said Drive, S 77° 12' 39" E, 93.53 feet;

Thence, with a curve to the left, having a central angle of 02° 43' 54", a radius of 1,430.00 feet, and a distance of 68.18 feet;

Thence, leaving said Drive, S 10° 17' 45" E, 260.12 feet;

Thence, S 82° 56' 50" E, 293.30 feet;

Thence, N 05° 34' 45" E, 275.90 feet to Percy Priest Drive;

Thence, with said Drive, and a curve to the left, having a central angle of 26° 54' 49", a radius of 1,430.00 feet, and a distance of 671.72 feet;

Thence, N 58° 29' 01" E, 27.39 feet;

Thence, leaving Percy Priest drive, S 23° 35' 30" E, 215.66 feet;

Thence, S 08° 26' 28" E, 206.89 feet to the point of beginning.

Contaning 16.227 acres, more or less.

TRACT II: (Parcel 8)

Being a parcel of land in the Second, formerly the Third, Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Percy Priest Drive, east of Fitzpatrick Road and south of Interstate 40 Off-Ramp to Stewarts Ferry Pike, and west of Stewarts Ferry Pike, more particularly described as follows:

Beginning at a concrete monument identifying the southeasterly corner of Larchwood, Section 1B, as recorded in Book 5190, Page 157, R.O.D.C., said monument being located in the northerly margin of Percy Priest Drive;

Thence, N 12° 47' 21" E, 232.89' to an iron pin in the southerly margin of I-40 Right-of-Way;

Thence, with said Right-of-Way, N 88° 21' 56" E, 50.76 feet;

Thence, S 03° 47' 15" W, 53.89 feet;

Thence, S 10° 17' 45" E, 208.31 feet to a point in the northerly margin of Percy Priest Drive, said point being the southwesterly corner of George W. Reichardt, Trustee;

Thence, northwesterly with a curve to the right, having a central angle of 01° 47' 54", a radius of 1,370.00 feet, and a distance of 43.00 feet;

Thence, N 77° 12' 39" W, 96.28 feet to the point of beginning.

Containing 0.493 acre, more or less.

TRACT III: (Parcel 11)

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, and being located south of Stewarts Ferry Pike between McCrory Creek Road and I-40, and being Lot 2, Section 3, Larchwood Commercial Subdivision, as of record in Book 5200, Page 389 R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a concrete monument marking the intersection of the south margin of Stewarts Ferry Pike with the west margin of I-40;

Thence, with the right-of-way of I-40, S 38° 19' 43" W, 288.00 feet to a concrete monument;

Thence, S 15° 56' 42" W, 460.57 feet to a concrete monument;

Thence, leaving I-40 with the north line of Lot 1, CNA Insurance Company, N 37° 33' 09" W, 574.54 feet;

Thence, N 87° 27' 49" W, 440.00 feet;

Thence, S 50° 32' 12" W, 400.00 feet;

Thence, N 39° 27' 49" W, 335.00 feet to a point in the east margin of McCrory Creek Road;

Thence, with said Road, in a northerly direction along a curve to the left, said curve having a central angle of 17° 12' 30", a radius of 266.22 feet, a chord bearing N 47° 27' 04" E, 79.66 feet and a curve length of 79.96 feet;

Thence, N 38° 50' 45" E, 302.61 feet;

Thence, N 43° 27' 49" E, 62.12 feet;

Thence, with a curve to the left having a central angle of 07° 30' 22", a radius of 2606.85 feet, a chord bearing N 35° 05' 38" E, 341.27 feet and a curve length of 341.51 feet;

Thence, N 42° 21' 45" E, 44.00 feet to a point in the south right-of-way of Stewarts Ferry Pike;

Thence, with said Pike, S 78° 16' 35" E, 237.90 feet;

Thence, S 71° 17' 27" E, 487.04 feet;

Thence, S 18° 42' 33" W, 97.00 feet;

Thence, with an access control fence, S 67° 57' 02" E, 98.35 feet to a concrete monument;

Thence, S 70° 18' 02" E, 366.65 feet the point of beginning.

Containing 19.02 acres, more or less.

TRACT IV: (Parcel 12)
Being a parcel of land in the 2nd, formerly the 3rd, Civil District, Nashville, Davidson County, Tennessee, bounded on the south and east by McCrory Creek Road, and on the north by Stewarts Ferry Pike, more particularly described as follows:

Beginning at a concrete monument in the south margin of Cloverwood Drive and at the extreme easterly end of said Drive;

Thence, with the easterly line of Hickory Bend Subdivision, Section 1, as recorded in Book 3300, Page 38, R.O.D.C., Tenn., N 44° 59' 51" E, 144.73 feet to a concrete monument;

Thence, N 10° 21' 04" W, 120.69 feet to a concrete monument;

Thence, N 83° 11' 56" E, 87.70 feet;

Thence, S 69° 39' 04" E, 105.00 feet;

Thence, N 20° 20' 56" E, 85.00 feet to the beginning of a curve to the left;

Thence, with said Curve having a central angle of 90° 00', a radius of 25.00 feet, 39.27 feet to a point in the southerly margin of Stewarts Ferry Pike;

Thence, with said Pike, S 69° 52' 57" E, 305.07 feet to the beginning of a curve to the right;

Thence, with said Curve having a central angle of 100° 22' 46", a radius of 25.00 feet, 43.81 feet to a point;

Thence, with the westerly margin of McCrory Creek Road, S 30° 29' 49" W, 11.87 feet;

Thence, with a curve to the right having a central angle of 08° 21' 01", a radius of 2,551.85 feet, a chord bearing S 34° 40' 19" W, 371.57 feet and a curve length of 371.90 feet;

Thence, S 38° 50' 49" W, 364.53 feet;

Thence, with a curve to the right having a central angle of 30° 07' 18", a radius of 216.22 feet, a chord bearing S 53° 54' 28" W, 112.36 feet and a curve length of 113.67 feet;

Thence, N 21° 01' 53" W, 10.00 feet;

Thence, with a curve to the right 30 feet from and parallel to the centerline of McCrory Creek Road, said curve having a central angle of 25° 04', a radius of 256.50 feet, a chord bearing S 81° 30' 07" W, 111.33 feet and a curve length of 112.22 feet;

Thence, N 85° 57' 53" W, 265.80 feet;

Thence, with a curve to the left having a central angle of 23° 10' 15", a radius of 460.61 feet, a chord bearing S 82° 26' 59" W, 185.01 feet and a curve length of 186.28 feet;

Thence, leaving McCrory Creek Road, N 84° 33' 48" W, 392.00 feet;

Thence, N 35° 29' 58" W, 64.00 feet to a point in McCrory Creek;

Thence, leaving said Creek with the easterly boundary of Hickory Bend Subdivision, Section 1, as recorded in Book 3300, Page 38, R.O.D.C., Tenn., N 12° 08' 02" E, 190.00 feet crossing the easterly end of Lakeland Drive;

Thence, S 77° 51' 58" E, 15.00 feet;

Thence, N 12° 08' 02" E, 95.00 feet;

Thence, N 17° 37' 58" W, 410.70 feet;

Thence, N 82° 01' 02" E, 85.75 feet to an iron pin;

Thence, S 78° 43' 58" E, 167.70 feet;

Thence, in a southerly direction with a curve to the left having a central angle of 07° 35', a radius of 304.60 feet, a chord bearing S 07° 28' 32" W 40.29 feet and a curve length of 40.32 feet;

Thence, S 86° 45' 28" E, 107.00 feet;

Thence, S 43° 21' 24" E, 239.10 feet;

Thence, S 82° 25' 44" E, 406.90 feet to a concrete monument;

Thence, N 41° 54' 48" E, 90.33 feet to a concrete monument in the southerly margin of Cloverwood Drive;

Thence, S 46° 46' 37" E, 23.49 feet to the point of beginning.

Containing 17.81 acres, more or less.

Being part of the same property conveyed to Larchwood Associates, a partnership by deed from Cousins Properties of Tennessee, Inc. of record in Book 5625, page 321,and as corrected in Book 5686, page 322, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Pertaining to all Tracts:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the survey of Barge, Waggoner, Sumner & Cannon dated June 9, 1980, as updated May 14, 1986.

Pertaining to Tract I:

NONE

Pertaining to Tract II:

1. Easement for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 5569, page 99, said Register's Office.

2. Lack of access to controlled access highway.

Pertaining to Tract III:

1. Restrictive covenants contained in instrument of record in Book 5904, page 194, said Register's Office.

2. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville & Davidson County of record in Book 4889, page 185, said Register's Office.

3. The Plan of record in Book 5200, page 389, shows an Owners Certificate, certain setback lines, easements and notes to which reference is here made.

4. Lack of access to controlled access highway.

Pertaining to Tract IV:

1. Two 30 foot wide easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 4868, page 616, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 6434, page 906, said Register's Office.

3. Permanent Right of Way to the Metropolitan Government of Nashville and Davidson County or record in Book 6415, page 171, said Register's Office.

IDENTIFI REFERENCE
27124
JUL 31 4 17 PM '86
KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 135

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.	3.100.000.00		

5000.LO CSTAX
.50 PRFE
21.00 WDE
CHECK 5021.50-
4892A07/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27124

IDENTIFICATION REFERENCE

JUL 31 4 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278110