file #2

Address New Owner:	Map-Parcel Numbers:
Hermitage Station Associates, Ltd. 615 Main Street P.O. Box 60464 Nashville, TN 37206	Tax Map 75 Parcel 35
Send Tax Bills To:	**Address of Mortgagee:**
same as above	AFPC Equity Investors Land Fund 84-1, Ltd. 222 Third Avenue North Suite 420 Nashville, TN 37201

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

LIMITED WARRANTY DEED BOOK 6967 PAGE 54

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 84-1, LTD., a Tennessee limited partnership, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said HERMITAGE STATION 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 exceptions listed in Exhibit B which is attached hereto and incorporated by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,958,627.16.

T. H. Boult
Affiant

Subscribed and sworn to before me this 2nd day of September, 1986.

Linda C. Murdock
Notary Public
My Commission Expires: 2/15/88

ZIP 37836 09/03 FILED FOR RECORD
IDENTIFICATION
SEP 3 10 25 AM '86
FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN
RUSH

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, its 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 2nd day of September, 1986.

AFPC EQUITY INVESTORS LAND FUND
84-1, LTD.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrea C. Bauch, a Notary Public in and for the County and State aforesaid, personally appeared W. Gerald 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 LAND FUND 84-1, LTD., a limited partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of September, 1986.

Andrea C. Bauch
Notary Public

My Commission Expires: 11-1-87

EXHIBIT "A"

Being a tract of land in Hermitage, the Second Civil District, Davidson County, Tennessee, located on the northerly margin of Juarez Road (formerly old Lebanon Dirt Road) between Old Hickory Boulevard and the Seaboard Systems Railroad and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of the Seaboard Systems Railroad and the northerly margin of Juarez Road;

Thence, with the easterly margin of said railroad being 37 feet distant from the centerline N 15° 40' E, 1255.00 feet to the southerly boundary of the property to Sara D. and Morgan Eliza Stanford;

Thence, leaving said Railroad and with said southerly boundary and remnants of a fence S 86° 40' E, 150.89 feet to the westerly margin of Old Hickory Boulevard;

Thence, with said margin with a curve to the left in a southeasterly direction 766.61 feet to a highway monument, said curve having a radius of 1994.86 feet, a central angle of 22° 01' 06", a tangent distance of 388.09 feet and a chord of S 34° 07' E, 761.90 feet;

Thence, S 45° 07' E, 549.34 feet to a highway monument;

Thence, continuing with said margin with a curve to the right in a southeasterly direction 207.81 feet to the northerly margin of Juarez Road, said curve having a radius of 1809.86 feet, a central angle of 06° 34' 44", a tangent distance of 104.02 feet and a chord of S 41° 50' E, 207.70 feet;

Thence, with said margin of Juarez Road with a curve to the right in a southwesterly direction 217.84 feet to a point, said curve having a radius of 415.74 feet, a central angle of 30° 01' 17", a tangent distance of 111.48 feet and a chord of S 74° 14' W, 215.35 feet;

Thence, S 88° 08' W, 227.28 feet;

Thence, continuing with said margin with a curve to the right 206.06 feet, said curve having a radius of 2266.83 feet, a central angle of 05° 12' 29", a tangent distance of 103.10 feet and a chord of N 89° 16' W, 205.99 feet;

Thence, N 86° 40' W, 45.77 feet to a highway monument;

Thence, at right angles with an offset in said margin S 03° 20' W, 10.00 feet;

Thence, continuing with said margin N 86° 40' W, 759.12 feet to the point of beginning.

Containing 943,326 square feet or 21.66 acres, more or less per the survey by Barge, Waggoner, Sumner & Cannon, job number 8106 originally dated July 27, 1983 as subsequently revised.

Being the same property conveyed to AFPC Equity Investors Land Fund 84-1, Ltd., a Tennessee limited partnership, by special warranty deed from AFPC Equity Investors Land Fund 83-1, Ltd., a Tennessee limited partnership, of record in Book 6296, Page 905, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1986 taxes, a lien, and all subsequent years, not yet due and payable.

2. A 50-foot easement for right-of-way granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, by Harry D. Dodson and Marcelle S. Dodson of record in Book 3948, page 777, said Register's Office.

3. A 10-foot easement for right-of-way for highway purposes granted to Davidson County by Harry D. Dodson and Marcelle Estes of record in Book 4987, page 167, said Register's Office.

4. An easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government by Harry D. Dodson et ux, Elizabeth K. Dodson and Marcelle Dodson Estes, et vir, Ralph Estes of record in Book 5647, page 515, said Register's Office.

5. Deed of Trust executed by AFPC Equity Investors Land Fund 84-1, Ltd., a Tennessee limited partnership, to John B. Hardcastle, Trustee, dated September 28, 1984, and recorded in Book 6398, page 517, Register's Office of Davidson County, Tennessee, securing an indebtedness to Nashville City Bank and Trust Co., in the original principal amount of $572,000.00. Said Deed of Trust was amended by Modification Agreement and Amendment to Deed of Trust of record in Book 6770, page 31, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6967 PAGE 58

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
		1,958,627.16 CONV.		

5484.08 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 5496.58-
7167409/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37836

IDENTIFICATION REFERENCE

SEP 3 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290082

[redacted]