Address New Owner:	Map-Parcel Numbers:
Wellington Associates, ~~IV~~	
Attn: O. Lawrence Lee	183-26
1690 University Avenue	
St. Paul, Minnesota 55104	
Send Tax Bills To:	**Address of Mortgagee:**
Wellington Associates, IV	Marquette Bank
Attn: O. Lawrence Lee	c/o Marquette
1690 University Avenue	Minneapolis, MN 55480
St. Paul, Minnesota 55104	

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, 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 WELLINGTON ASSOCIATES ~~IV~~, a Minnesota general 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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,200.00.

Affiant

Subscribed and sworn to before me this 21st day of OCTOBER, 1986.

Notary Public
My Commission Expires: 5-13-89

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

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

3. Easement for sewer line at the northeast corner of said tract of record in Book 5063, page 839, said Register's Office.

4. Colonial Pipeline Company easement of record in Book 3616, page 439, said Register's Office.

5. A 30 foot easement for access of emergency vehicles along a portion of the southerly line of said tract of record in Book 5621, page 689, said Register's Office.

6. A 45 foot easement for access of emergency vehicles along a portion of the southerly line of said tract of record in Book 5349, page 563, said Register's Office.

This is unimproved property, known as Tract 216A, Interchange City.

TO HAVE AND TO HOLD the said tract 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 Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind Grantor, 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 Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of October, 1986.

INTERCHANGE CITY ASSOCIATES, LTD.

By: AFPC EQUITY INVESTORS, LTD., general partner

By: [signature]

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7015 PAGE 665

Before me, J. Kaye Taylor, 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, Ltd., a limited partnership, which limited 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 20th day of October, 1986.

J. Kaye Taylor
Notary Public

My Commission Expires: 4/10/89

5498.7

IDENTIFICATION REFERENCE

Oct 21 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

EXHIBIT "A"

Legal Description

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee being Lot 216A on the Topographic Map and Boundary Survey of Tract 215 and 216 of Interchange City dated revised August 19, 1986 and more particularly described as follows:

Beginning at an iron pin set on the southwesterly right-of-way line of Firestone Parkway (an 80-food wide street) that is 800.99 feet northwest from the westerly terminus of the southwesterly return curve of Heil Quaker Boulevard. Said point of beginning is the northeast property corner of this tract and the northwest property corner of Tract 216C of Interchange City Associates, Ltd. property as of record in Book 6381, page 227, Register's Office of Davidson County, Tennessee and proceeding as follows:

1. From the point of beginning and with the common property line of Tract 216C and leaving the southwesterly right-of-way line of Firestone Parkway, S 44° 44' 23" W 595.76 feet to an existing iron pin; thence,

2. Leaving Tract 216C and with the common property line of the Resubdivision of Interchange City Industrial Park - Section XXII as of record in Plat book 5210, page 202, R.O.D.C., Tennessee, N 16° 19' 17" W 507.00 feet to a concrete monument set; thence

3. Leaving Section XXII and with the common property line of Interchange City Associates, Ltd., Tract 216B as of record in Book 6381, page 227, R.O.D.C., Tennessee, N 44° 17' 39" E 296.49 feet to a concrete monument set on the southwesterly right-of-way line of Firestone Parkway; thence,

4. Southeasterly with the southwesterly right-of-way line of Firestone Parkway, a curve to the right having a radius of 2252.87 feet a length of 450.00 feet. Said curve has a chord bearing and distance of S 52° 09' 30" E 449.26 feet to the point of beginning and containing 201,705 square feet or 4.63 acres, more or less.

MD-1

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

RECEIVED OF _____

FOR _____

BOOK 7015 PAGE 667

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

172000.00- CONT.
402.16 COTAX
.50 PRFE
12.00 MORTG
CHECK 414.66-
04/04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 8 7

IDENTIFICATION REFERENCE

OCT 21 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.02825