BOOK 7065 PAGE 502

Address New Owner:	Map-Parcel Numbers:
JJL Partnership, a Tennessee general partnership	Map 134-14 Parcel 47
Send Tax Bills To:	**Address of Mortgagee:**
same	N/A

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, Perimeter Four Venture, a Tennessee joint venture whose venturers are Engineering Design & Geosciences Group, Inc., W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen, and J. Benjamin Steele (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said JJL Partnership, a Tennessee general partnership composed of Jeanne E. Crowell, John S. Crowell and Lawrence G. Crowell (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 $181,210.00.

John S. Crowell
Affiant

Subscribed and sworn to before me this 10th day of December, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 2/18/88

LORETTA B. LANE NOTARY PUBLIC

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

2. Restrictions contained in that certain deed of record in Book 6291, page 145, said Register's Office.

3. Declaration of Restrictive Covenant of record in Book 6297, page 371, Register's Office, Davidson County, Tennessee

4. All matters shown on the Plan of record in Book 6250, page 794, said Register's Office.

This is unimproved property, known as Lot 1 on the Revised Plan of Perimeter 4-A.

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 4th day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PERIMETER FOUR VENTURE,
a Tennessee Joint Venture

By: Engineering Design & Geosciences Group, Inc., Venturer

By: _____

Title: V. President

By: _____
W. Gerald Ezell, Venturer

[Signatures continued on following page.]

By: _____
George A. Volkert, Venturer

By: _____
Richard W. Sorenson, Venturer

By: _____
Carl H. Vereen, Venturer

By: _____
J. Benjamin Steele, Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert John Notestine, a Notary Public of the State and County aforesaid, personally appeared Raymond T. Throckmorton, 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 Vice President of Engineering Design & Geosciences Group, Inc., a Tennessee corporation, and that said corporation is a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such ~~Vice~~ Officer ~~President~~, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as Vice President.

WITNESS my hand and official seal this 9th day of December, 1986.

_____
Notary Public

My Commission Expires: May 13, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county 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 a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 8th day of December, 1986.

_____
Notary Public

My Commission Expires: 7/18/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert John Notestine, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 9th day of December, 1986.

Robert John Notestine
Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert John Notestine, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 9th day of December, 1986.

Robert John Notestine
Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county aforesaid, personally appeared Carl H. Vereen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 5th day of December, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 9/18/87

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ DeKALB

Before me, Horastine Cumbo, a Notary Public of the state and county aforesaid, personally appeared J. Benjamin Steele with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Perimeter Four Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 4th day of December, 1986.

Horastine Cumbo
Notary Public

My Commission Expires: Notary Public, Georgia, State at Large
My Commission Expires March 18, 1989

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plat of Perimeter Four-A, of record in Book 6250, page 794, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being part of the property conveyed to Perimeter Four Venture by deeds of record in Book 6718, page 232, and part of Book 6666, page 668, Register's Office for Davidson County, Tennessee.

7 1 7 6 3

IDENTIFICATION REFERENCE

Dec 10 2 59 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 7065 PAGE 508

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

[illegible] CONT.
587.50 CSTAX
.50 [illegible]
10.00 [illegible]
[illegible] 598.00

569541 12/10/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71763

IDENTIFICATION REFERENCE

DEC 10 2 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21456