file 37

This instrument prepared by:

John W. Griffin, Esquire
1400 Candler Building
Atlanta, Georgia 30043

Map - Parcel Numbers:
(a) 096-16-0 001.00
(b) 096-15-0 093.00
(c) 096-15-0 094.00

Send Tax Bills to Address
of New Owner:

Cousins Real Estate Corporation
2500 Windy Ridge Parkway
Suite 1600
Marietta, Georgia 30067

BOOK 7088 PAGE 407

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31st day of December 1986, between COUSINS PROPERTIES OF TENNESSEE, INC., a Georgia corporation, successor by name change to Larchwood, Inc., (hereinafter "Grantor") and COUSINS REAL ESTATE CORPORATION, a Georgia corporation (hereinafter "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of Ten and No/100 Dollars ($10.00) to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto Grantee and its successors and assigns forever that certain tract of land situated and being in the County of Davidson, State of Tennessee, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

TO HAVE AND TO HOLD, the aforesaid Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to Grantee or its successors and assigns forever; and Grantor for Grantee and Grantee's successors and representatives does covenant and agree to and with Grantee and Grantee's successors or assigns that Grantor is lawfully seized in fee of the aforesaid Property; that the same is free of all encumbrances except for those enumerated on Exhibit "B" attached hereto and incorporated herein by this reference; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted Property Grantor will warrant and defend against all lawful claims of all parties owning, holding, or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

78260

IDENTIFICATION REFERENCE

Dec 31 10 04 AM '86

DAVIDSON COUNTY, TN

COUSINS PROPERTIES OF TENNESSEE, INC., a Georgia corporation

By: _____

Its: SENIOR VICE PRESIDENT

STATE OF GEORGIA
COUNTY OF COBB

The actual consideration for this transfer is $ 15,000.00

_____
Affiant

Subscribed and sworn to before me this 31st day of December 1986

_____
Notary Public
My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires Aug. 27, 1990

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STATE OF GEORGIA

COUNTY OF COBB

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Robert P. Hunter, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of Cousins Properties of Tennessee, Inc., a Georgia corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand and official seal at office this 31st day of December, 1986.

Kathleen A. Bobinski
Notary Public

My Commission Expires:

Notary Public, [illegible]
My Commission Expires [illegible]

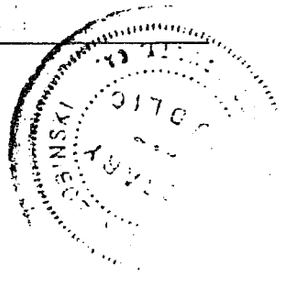


EXHIBIT A

All those tracts or parcels of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

That certain lot located on Fitzpatrick Road and being the lot having map and parcel number 096-16-0 001.00, according to the tax records of The Metropolitan Government of Nashville and Davidson County, Tennessee

That certain lot located on McCrory Creek Road and being the lot having map and parcel number 096-15- 0 093.00, according to the tax records of The Metropolitan Government of Nashville and Davidson County, Tennessee

That certain lot located at 3221 Jonesboro Drive and being the lot having map and parcel number 096-15-0 094.00, according to the tax records of The Metropolitan Government of Nashville and Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1986.

2. Such state of facts as would be disclosed by a current survey of the property.

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 410

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

150 [illegible]-
42.00
.50
2.00
ONE [illegible] 61.50-
[illegible]12/31/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78260.

IDENTIFICATION REFERENCE

DEC 31 10 04 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28765