Address New Owner:	Map-Parcel Numbers:
Joseph Hays Wimsatt 4400 Poplar Level Road P. O. Box 32488 Louisville, Kentucky 40232	183-109
Send Tax Bills To:	**Address of Mortgagee:**
Same As Above	First National Bank of Louisville 101 South Fifth Street Louisville, KY 40202

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 (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said JOSEPH HAYS WIMSATT (the "Grantee"), Grantee's heirs 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 matters listed on Exhibit B which is attached hereto and incorporated herein by reference.

This is unimproved property, known as Tract 209, Interchange City Industrial Park, Nashville, Davidson County, Tennessee.

STATE OF Tenn.
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $252,525.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 1987.

Notary Public
My Commission Expires: 7/12/90

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 heirs 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 heirs 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 13th day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERCHANGE CITY ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: _____
W. Gerald Ezell,
General Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, Noralee K Gamble, 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 Tennessee 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, TN, this 13th day of March, 1987.

Noralee K Gamble
Notary Public
My Commission Expires: 5/13-90

EXHIBIT A

A tract of land in the Second Civil Distict of Metropolitan Nashville, Davidson County, Tennessee, being more fully described according to a survey by Ragan, Smith, Murphy and Associates, Inc., dated 9/5/84, last revised 3/9/87, and being known as Tract 209 as shown on the Ragan, Smith, Murphy and Associates, survey dated 8/13/84, revised 9/5/84, to wit:

Beginning at an iron pin set on the southerly right-of-way line of Corporate Place, a 60 foot road, that is 560.56 feet east of the east end of the southeasterly return curve at the intersection of Corporate Place and Heil-Quaker Blvd. and proceeding as follows: (1) Eastwardly with a 846.14 foot radius curve to the right a distance of 85.88 feet to an iron pin set, said curve has chord bearing and distance of S 76 deg. 52' 21" E 85.85 feet; thence, (2) S 73 deg. 57' 53" E 690.11 feet to an iron pin set at the northwest corner of Section IX, Interchange City Industrial Park as recorded in Book 4460, page 162, R.O.D.C., Tn; thence, (3) With the west line of Section IX S 16 deg. 02' 07" W 450.00 feet to an iron pin set between railroad tracts; thence, (4) With the north line of Hennessy Industries, Inc. recorded in Book 5835, page 926 and Section XIII Interchange City Industrial Park as recorded in Book 4675, page 112, R.O.D.C., Tn N 73 deg. 58' 29" W 655.67 feet to an iron pin set; thence, (5) With a 1145.92 foot radius curve to the left a distance of 72.10 feet to an iron pin set, said curve has a chord bearing and distance of N 75 deg. 46' 38" W 72.09 feet; thence, (6) With the east line of Section XI, Interchange City Industrial Park as recorded in Book 4675, page 91, R.O.D.C., Tn N 9 deg. 54' 15" E 450.62 feet to the point of beginning and containing 7.77 acres, more or less.

Being part of the same property conveyed to Interchange City Associates Ltd., a Tennessee limited partnership by deed from McDowell Development Corporation, a Tennessee Corporation of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

1. Taxes for 1987 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. The survey of Ragan, Smith, Murphy & Associates, Inc., dated 9/5/84 last revised 3/5/87 and surveyor's report dated 3/9/87, job no. 84-095, shows:

   (a) A sewer line with manhole across a part of southerly line of the property;

   (b) A 35 foot railroad easement per an unrecorded contract entered on October 26, 1973, by and between The Louisville and Nashville Railroad Co. and McDowell Development Corporation along the southerly line;

   (c) A 20 foot sanitary sewer and/or storm drainage easement along the easterly and southerly line of record in Book 6980, page 597;

   (d) Surface drainage ditch along the railroad track and southerly line of the property.

0 3 7 8 5

IDENTIFICATION REFERENCE

MAR 13 12 33 PM '87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7167 PAGE 628

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

252525.00- CAMT.
707.00 CSTAX
.50 PRFE
12.00 MORT
CHECK 719.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037885

IDENTIFICATION REFERENCE

MAR 13 12 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56851