Address New Owner:	Map-Parcel Numbers:
Stewarts Ferry Joint Venture c/o Gerald F. Geortz, Jr. 2517 Lebanon Road Nashville, Tennessee 37214	Map 96 Parcel 54
Send Tax Bills To:	**Address of Mortgagee:**
(Same as Owner)	Nashville Land Fund, Ltd. c/o Landmark Capital Corp. 4th Floor 222 Third Avenue, North Nashville, Tennessee 37201

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, NASHVILLE LAND FUND, LTD., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said STEWARTS FERRY JOINT VENTURE, a Tennessee joint venture composed of Rochford Realty & Construction Co., Inc., a Tennessee corporation, and Stewarts Ferry at I-40, L.P., a Delaware 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 those

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,601,900.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 1987.

Katherine W. Eidson
Notary Public
My Commission Expires: 10/2/88

matters listed in Exhibit B which is attached hereto and incorporated herein by reference.

This is unimproved property, known as Lot 2, Section 3, Larchwood Commercial Subdivision.

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 10th day of July, 1987.

NASHVILLE LAND FUND, LTD.

By: W. Gerald Ezell
W. Gerald Ezell, general partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Katherine W. Eidson, 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 Nashville Land Fund, 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 10th day of July, 1987.

Katherine W. Eidson
Notary Public

My Commission Expires: 10/12/88

EXHIBIT A

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, and being located south of Stewarts Ferry Pike between McCrory Creek Road and I-40, and being Lot 2, Section 3, Larchwood Commercial Subdivision, as of record in Book 5200, page 389, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument marking the intersection of the south margin of Stewarts Ferry Pike with the west margin of I-40; thence, with the right-of-way of I-40, S 38 degrees 19' 43" W, 288.00 feet to a concrete monument; thence, S 15 degrees 56' 42" W, 460.57 feet to a concrete monument; thence, leaving I-40 with the north line of Lot 1, CNA Insurance Company, N 37 degrees 33' 09" W, 574.54 feet; thence, N 87 degrees 27' 49" W, 440.00 feet; thence, S 50 degrees 32' 12" W, 400.00 feet; thence, N 39 degrees 27' 49" W, 335.00 feet to a point in the east margin of McCrory Creek Road; thence, with said Road, in a northerly direction along a curve to the left, said curve having a central angle of 17 degrees, 12' 30", a radius 266.22 feet, a chord bearing N 47 degrees 27' 04" E, 79.66 feet and a curve length of 79.96 feet; thence N 38 degrees 50' 49" E, 302.61 feet; thence, N 43 degrees 27' 49" E, 62.12 feet; thence, with a curve to the left having a central angle of 07 degrees 30' 22", a radius of 2606.85 feet, a chord bearing N 35 degrees 05' 38" E, 341.27 feet and a curve length of 341.51 feet; thence, N 42 degrees 21' 45" E, 44.00 feet to a point in the south right-of-way of Stewarts Ferry Pike; thence, with said Pike, S 78 degrees 16' 35" E, 237.96 feet; thence, S 71 degrees 17' 27" E, 487.04 feet; thence, S 18 degrees 42' 33" W, 97.00 feet; thence, with an access control fence, S 67 degrees 57' 02" E, 98.35 feet to a concrete monument; thence, S 70 degrees 18' 02" E, 366.65 feet the point of beginning, and containing 19.02 acres, more or less.

Being a portion of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed from Larchwood Associates, a partnership composed of Larchwood GrundstucksgesellSchabt MbH, a corporation organized and existing under the laws of the Federal Republic of Germany, and Cousins Properties of Tennessee, Inc., of record in Book 6936, page 128, Register's Office of Davidson County, Tennessee.

DP/SF10.1

EXHIBIT B

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

2. Restrictive covenants of record in Book 5904, page 194, Register's Office of Davidson County, Tennessee, as subsequently amended in Book 7294, page 71, said Register's Office.

3. All matters shown on the plan of Section 3, Larchwood Commercial Subdivision, recorded in Plat Book 5200, page 389, said Register's Office of Davidson County, Tennessee, including the owner's certificate, 25-foot drainage easement located at the southwest corner, public utility and drainage easement 10 feet in width which extends along the entire southerly boundary, location of approximate flood plain boundary of McCrory Creek along the westerly portion of the subject property, Greenbelt commons easement across the southwest corner, two 5' x 25' anchor easements along the westerly property line, and access control fence extending along the easterly boundary and a portion of the northerly boundary line of the subject property.

4. Conveyance of all right of ingress and egress to, from and across a controlled access highway, as described in deed of record in Book 5503, page 55, Register's Office of Davidson County, Tennessee.

5. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4889, page 185, Register's Office of Davidson County, Tennessee.

6. All matters shown on the property line survey of Larchwood Commercial Subdivision, prepared by Barge, Waggoner, Sumner & Cannon dated July 9, 1987, as revised on July 10, 1987 (File No. 5432-34).

4 4 7 9 5

IDENTIFT REFERENCE

JUL 10 3 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 80

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		2,601,900.00 Conv. Amt		

7285.32 CONV
.50 PRFE
12.00 MDE 3
CHECK 7297.82-
8750A07/10/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44795

IDENTIFT REFERENCE

JUL 10 3 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102947