SFCO 87-153073PW FF$12.00

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Address New Owner:	Send Tax Bills To:	Map Parcel Numbers
Prudential-Bache/Watson & Taylor, Ltd.-4 c/o Watson & Taylor Realty Company 4015 Belt Line Road Dallas, Texas 75244-2398	Real Estate Tax Services Inc. P.O. Box 832310 Richardson, Texas 75083-2310	Map 134 Parcel 54

This instrument prepared by: Susan K. Millis, Esq., The Watson & Taylor Companies, 4015 Belt Line Road, Dallas, Texas 75244

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, WATSON & TAYLOR HOLDING JOINT VENTURE, a Texas joint venture (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD.-4, a Texas 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 is made and accepted subject to the easements, reservations, restrictions, conditions and matters of record as same may affect the herein described property as more fully set forth and described in Exhibit B attached hereto and hereby made a part hereof for all purposes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 4,006,498.44.

Affiant Joint Venturer

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

DIAN E. DOUTLICK
Notary Public, State of Texas
My Comm. Expires 10-31-87

Notary Public
My Commission Expires: _____

This is improved property, located at 3335 Paragon Mills Road, Nashville, Tennessee.

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.

PLEASE RETURN RECORDED
DOCUMENT TO:
SUSAN K. MILLIS
THE WATSON & TAYLOR COMPANIES
P.O. BOX 819092
DALLAS, TX 75381-9092

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 13th day of October, 1987.

WATSON & TAYLOR HOLDING JOINT VENTURE,
a Texas joint venture

BY: _____
GEORGE S. WATSON, Joint Venturer

BY: _____
A. STARKE TAYLOR, III, Joint Venturer

THE STATE OF TEXAS X
COUNTY OF DALLAS X

This instrument was acknowledged before me on the 13th day of October, 1987, by George S. Watson, Joint Venturer of Watson & Taylor Holding Joint Venture, a Texas joint venture, on behalf of said joint venture.

My Commission Expires

_____
Notary Public, State of Texas

DIAN E. DOUTLICK
Notary Public, State of Texas
My Comm. Expires 10-31-87

_____
Notary's Printed Name

THE STATE OF TEXAS X
COUNTY OF DALLAS X

This instrument was acknowledged before me on the 13th day of October, 1987, by A. Starke Taylor, III, Joint Venturer of Watson & Taylor Holding Joint Venture, a Texas joint venture, on behalf of said joint venture.

My Commission Expires

_____
Notary Public, State of Texas

DIAN E. DOUTLICK
Notary Public, State of Texas
My Comm. Expires 10-31-87

_____
Notary's Printed Name

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Nine, Metroplex, of record in Book 6900, page 15, Register's Office for said County, and being bounded on the East by Metroplex Drive and Paragon Mills Road; on the South and West by Interstate Highway Number 24; on the North by Lot 2, Section Nine, Metroplex and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the West right-of-way line of Metroplex Drive and the west right-of-way line of Paragon Mills Road; thence with the west right-of-way line of Paragon Mills Road, South 05 deg. 14 min. 26 sec. West, 691.96 feet to a concrete monument at the intersection of the west right-of-way line of Paragon Mills Road and the east right-of-way line of Interstate Highway Number 24; thence with the east right-of-way line of Interstate Number 24 North 71 deg. 22 min.49 sec. West, 14.57 feet to a concrete monument; thence North 33 deg.27 min. 00 sec. West 669.12 feet to an iron pin corner common with Lot 2, Section Nine, Metroplex, in the east right-of-way line of Interstate Highway Number 24; thence with Lot 2, North 56 deg. 31 min. 39 sec. East 409.46 feet to an iron pin; thence North 33 deg. 28 min. 21 sec. West, 50.00 feet to an iron pin; thence North 56 deg. 31 min. 39 sec. East, 32.00 feet to an iron pin corner common with Lot 2 in the west right-of-way line of Metroplex Drive; thence withthe west right-of-way line of Metroplex Drive, South 33 deg. 28 min. 21 sec. East 190.69 feet to the point of beginning, containing 185,270 square feet, (4.25) acres, more or less.

Being the same property conveyed to Watson & Taylor Holding Joint Venture, a Texas joint venture by deed from EVSVS Associates, a Tennessee joint venture of record in Book 6929, page 457, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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 5653, Page 11, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Section Nine, Metroplex of record in Book 6900, Page 15, Register's Office for Davidson County, Tennessee.

4. Lack of direct access to and from controlled access highway (I-24).

7 4 6 2 4

IDENTIFI REFERENCE

OCT 15 2 42 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7379 PAGE 945

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		CONV. 4,006,498.44		

11218.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 11230.70-
3396A 10/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7,462 4;

IDENTIFICATION REFERENCE

OCT 15 2 42 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 26829