File 37

Address New Owner:	Map-Parcel Numbers:
Harold W. Greer 4041 Twin Oaks Lane Antioch, TN 37013	183-91
Send Tax Bills To:	**Address of Mortgagee:**
Same as above	Not applicable

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

8023 04/25 0101 03CHECK 248.82

SPECIAL WARRANTY DEED

BOOK 7525 PAGE 778

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 HAROLD W. GREER (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 this reference.

This is unimproved property, known as Tract 215A, Interchange City, Davidson County, Tennessee.

FILED & WILSON JR. REGISTER DAVIDSON COUNTY TN
APR 25 4 10 PM '88
IDENTIFI REFERENCE

24345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,400.

Harold W. Greer

Subscribed and sworn to before me this 25th day of April, 1988.

John R. Thompson
Notary Public
My Commission Expires 1-12-90

NOTARY PUBLIC STATE AT LARGE

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 Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of April, 1988, 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
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 a 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 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 Interchange City Associates, Ltd. by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 5th day of April, 1988.

Noralee K Gamble
Notary Public

My Commission Expires: 5-13-90

File No. 265503

Exhibit A

A tract of land in Davidson County, Tennessee, being Lot No. 215A, on the survey of Interchange City Industrial Park (A subdivision of Tract 215), by Ragan-Smith-Murphy & Associates, Inc., Job #84-095, Work Order #2787, and being more particularly described as follows:

Beginning at an iron pin in the southeasterly corner and margin thereof, of Firestone Boulevard and Gould Boulevard; thence with the easterly margin of Gould Boulevard in a southerly direction, 1267.14 feet to an iron pin, said iron pin being the True Point of Beginning; thence, leaving said margin, South 61 deg. 22' 50" East, 381.20 feet to an iron pin; thence south 44 deg. 42' 38" East, 144.23 feet to a concrete monument, said monument being the southeast corner of said lot herein; thence South 34 deg. 11' 17" West, 219.69 feet to an iron pin in the easterly margin of the abuttment-culdesac of Gould Boulevard; thence with a curve to the right, with a delta of 59 deg. 59' 58", a radius of 60.00 feet, a tangent of 34.64 feet, a chord of 60.00 feet, a bearing of North 75 deg. 03' 16" W, and a length of 62.83 feet to an iron pin in said easterly margin; thence, North 45 deg. 03' 17" West, 98.58 feet to an iron pin in said margin; thence continuing with margin along a curve to the right, a delta of 28 deg. 44' 00", a radius of 570.00 feet, a tangent of 146.00 feet, a chord of 282.86 feet, a bearing of North 30 deg. 41' 17" West, and a length of 285.85 feet to an iron pin in said margin; thence with said margin, North 16 deg. 19' 17" West, 144.27 feet to an iron pin, said pin being the True Point of Beginning, containing 91,858 square feet, more or less, and being 2.109 acres, more or less.

Being 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.

Being the same property known as Lot No. 215A on a plat of record at Book 6900, page 642, Register's Office of Davidson County, Tennessee.

MINNESOTA TITLE
TIM 2355

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 1988 and subsequent years.

2. Restrictive Covenants of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

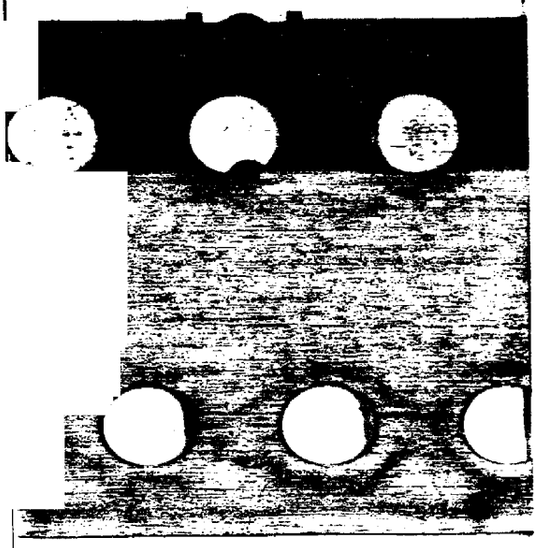
3. A 20-foot sewer easement along a portion of the northerly line of said tract, of record in Book 5207, page 849, Register's Office for Davidson County, Tennessee.

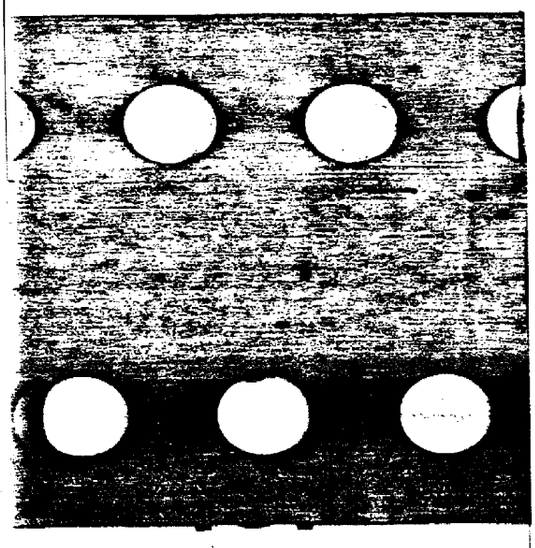
4. Matters shown on the resubdivision of Tract 215 of Interchange City Industrial Park, of record at Book 6900, page 642, in the Register's Office of Davidson County, Tennessee, including 20 foot minimum building setback line from Gould Blvd., a 2.5 x 25 foot utility anchor easement located at the southeasterly front corner; a 10 foot public utility and drainage easement along the southeasterly and northeasterly line widening to an undesignated width within the northerly triangular corner of the lot, wherein there is an existing sewer line.

5. A 10-foot public and utilities easement along the southerly and easterly side lines of said premises.

6. A 20-foot minimium building setback line from the easterly margin of Gould Boulevard.

7. The flow of a stream across and along the easterly portion of said premises, and across the north corner thereof.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7525 PAGE 782

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

CAMT 84400.00
CON TX 236.32
PRFEE 0.50
WDEED 12.00
TOTAL 248.82
CHECK 248.82

04/25/88 01 16:11 0001 8023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24345

IDENTIF. REFERENCE

APR 25 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84116