Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
830 Fesslers Parkway Suite 111, P.O. Box 101586 Nashville, Tennessee 37210	A portion of 94-14-23	SAME

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FESSLERS LANE ASSOCIATES, an Indiana limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to FESSLERS BUSINESS PARK ASSOCIATES, an Indiana limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly 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 following:

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

2. Matters shown on the Plan of record in Book 6900, page 678, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easement of record in Book 5765, page 785, Register's Office for Davidson County, Tennessee.

4. Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as a portion of Lot 3 of the resubdivision of Lots 2 and 3 of Fesslers Lane Business Park.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,585.00.

Affiant

Subscribed and sworn to before me this 14th day of June, 1988.

Notary Public
My Commission Expires: 1-21-90

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not futher or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of June, 1988.

FESSLERS LANE ASSOCIATES

By: Thomas C. Gibson
Thomas C. Gibson, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sandra H Rayland, Notary Public, Thomas C. Gibson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Fesslers Lane Associates, a general partnership, and is authorized to execute this instrument on behalf of Fesslers Lane Associates.

WITNESS my hand, at office, this 14th day of June, 1988.

Sandra H Rayland
Notary Public

My Commission Expires: 1-21-90

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot 2 as shown on the Plan of Fesslers Lane Business Park, as of record in Plat Book 6250, page 972, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at the common southerly property corner between lots 2 and 3 of Fesslers Lane Business Park, said property corner is in the northerly right-of-way line of Fesslers Parkway (60' R.O.W.); thence,

1. With the northerly right-of-way line of Fesslers Parkway, N 52° 03' 19" W, a distance of 50.43 feet to an iron pin set; thence,
2. Leaving said right-of-way line with a new line, N 30° 24' 49" E, a distance of 408.64 feet to a P.K. nail set in asphalt; thence,
3. N 01° 44' 23" E, a distance of 170.37 feet to an iron pin set in the southerly property line of the Calvary Cemetery, as of record in Deed Book 39, page 618, R.O.D.C., Tennessee; thence,
4. With the common property line between the Calvary Cemetery and lot 2, S 83° 31' 57" E, a distance of 78.27 feet to an existing iron pin, said pin being the northeasterly property corner of lot 2; thence,
5. Leaving the southerly property line of the Calvary Cemetery, with the common property line between lot 2 and Mt. Olivet Cemetery, S 01° 44' 23" W, a distance of 125.50 feet to an iron pin set; said pin being the common northerly property corner between lots 2 and 3; thence,
6. Leaving the southerly property line of the Mt. Olivet Cemetery, with the common property line between lots 2 and 3, S 30° 24' 49" W, a distance of 486.39 feet to the point of beginning and containing 33,915 square feet or 0.779 of an acre more or less.

Being part of the same property conveyed to Fesslers Lane Associates, a Limited Partnership, an Indiana Limited Partnership by deed from Thomas C. Scott, Trustee, with full power, and Hugh Entrekin, of record in Book 6784, page 883, Register's Office for Davidson County, Tennessee.

RUSH

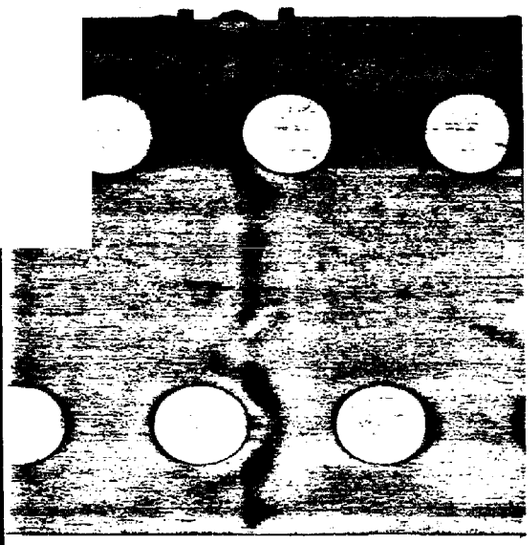
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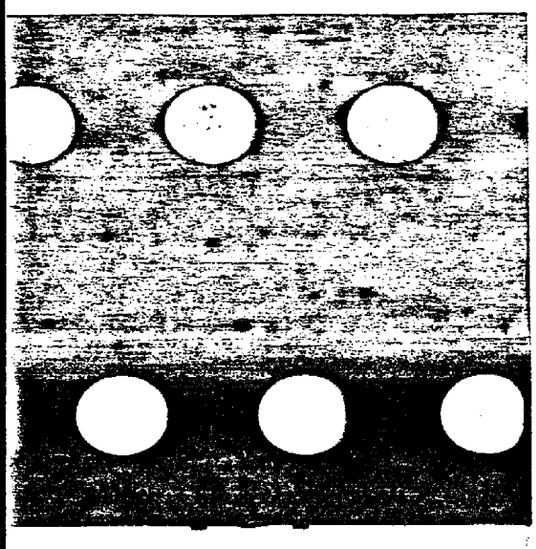
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

JUN 16 3 35 PM '88

IDENTIFICATION REFERENCE

4 1 0 1 0





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7575 PAGE 375

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 89585.00
CON TX 250.88
PRFEE 0.50
WDEED 9.00
TOTAL 260.38
CHECK ~~260.38~~
~~06/15/88 01 15:37 0001 6517~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4101.0

IDENTIFICATION REFERENCE

JUN 16 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103336