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File
57

This instrument was prepared by:	David C. Nicholson, Esq. Powell, Goldstein, Frazer & Murphy 1100 Citizens and Southern National Bank Building 35 Broad Street, N.W. Atlanta, Georgia 30335
Name and address of new owner and party to receive tax notice:	Citizens and Southern Trust Company (Georgia), N.A. As Trustee 603 West Peachtree Street, N.E. P. O. Box 4114 Atlanta, Georgia 30302 Attn: Real Estate Servicing
Address of property:	313-321 Harding Place Nashville, Tennessee 37211
Map and parcel numbers:	134-14-0 034.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,250,000.00), and other good and valuable consideration, the receipt, adequacy and sufficiency of which being hereby acknowledged, SVCHA, LTD., a Tennessee Limited Partnership, having SOUTHEAST VENTURE COMPANIES, INC., a Tennessee corporation, as its sole General Partner ("Grantor"), has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto CITIZENS AND SOUTHERN TRUST COMPANY (GEORGIA), N.A. AS TRUSTEE FOR THE CITIZENS AND SOUTHERN POOLED PROFIT SHARING AND PENSION TRUST - SOUTHERN INSTITUTIONAL REALTY ACCOUNT, pursuant to Amended and Restated Trust Agreement dated October 28, 1985, As Amended ("Grantee"), and Grantee's successors and assigns, the following described improved real property, to wit:

ALL THOSE TRACTS OR PARCELS OF REAL PROPERTY MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE CONVEYANCE EVIDENCED hereby and Grantor's special warranty of title contained hereinbelow are expressly made subject and subordinate to those matters set forth in Exhibit "B" attached hereto and made a part hereof as they affect title to the above-described property.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever.

GRANTOR COVENANTS WITH GRANTEE that the above-described property is free from all encumbrances made or suffered by Grantor, except as otherwise expressly set forth in this deed.

AND THE GRANTOR, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 4th day of August, 1988.

SVCHA, LTD., A Tennessee Limited Partnership

By: SOUTHEAST VENTURE COMPANIES, INC., a Tennessee corporation

By: Joseph V. Ferrelli
Joseph V. Ferrelli
Vice President

Its General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, Notary Public, Joseph V. Ferrelli, with whom I am personally acquainted and who acknowledged that he is the Vice President of Southeast Venture Companies, Inc., a Tennessee corporation, and that said corporation is the General Partner of SVCHA, LTD., a Tennessee Limited Partnership, and is authorized by said corporation, said corporation being authorized by Joseph V. Ferrelli to execute this instrument on behalf of SVCHA, LTD.

WITNESS my hand, at office, this 4th day of August, 1988.

Andrea Barach
Notary Public

My Commission Expires: Oct 9, 1991

[NOTARY SEAL]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for the transfer evidenced by this deed or the value of the property conveyed (whichever is greater) is $1,250,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph V. Ferrelli

JOSEPH V. FERRELLI

Sworn to and subscribed
before me this 4th day
of August, 1988.

Notary Public

My Commission expires: Oct 9, 1991

[NOTARY SEAL]

EXHIBIT "A"

TRACT I

Being an improved parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Harding Place, being Lot No. 2 as shown on the plan of Section One, Harding-Antioch Subdivision as of record in Book 6050, Page 47, R.O.D.C. and being more particularly described as follows:

BEGINNING AT A POINT in the southerly margin of Harding Place, said point being North 62 degrees 28 minutes 53 seconds East, 98.32 feet from the westerly margin of Antioch Pike, said point also being the northwesterly corner of Lot No. 1 as shown on the aforementioned plan of Section One, Harding-Antioch Subdivision, and being the northeasterly corner of the herein described parcel;

THENCE, leaving said southerly margin of Harding Place with the westerly line of said Lot No. 1, South 32 degrees 44 minutes 57 seconds East, 206.08 feet to a point in the northerly line of the property conveyed to A. L. Cone, et ux., by deed of record in Book 1236, Page 90, R.O.D.C.;

THENCE, with a portion of said northerly line of the A. L. Cone property, South 54 degrees 29 minutes 31 seconds West, 69.88 feet to an iron pin at the northwesterly corner of said Cone property;

THENCE, with a severance line through the property conveyed to Harding-Antioch, Inc., by deed of record in Book 6225, Page 948, R.O.D.C., South 57 degrees 15 minutes 03 seconds West, 224.48 feet to a point;

THENCE, leaving said severance line with the easterly line of Lot No. 1, as shown on the plan of Section 4A, South Perimeter Park as of record in Book 5200, Page 799, R.O.D.C., North 37 degrees 03 minutes 37 seconds West, 192.41 feet to a point;

THENCE, continuing with said easterly line North 02 degrees 24 minutes 42 seconds West, 67.96 feet to a point in the southerly margin of Harding Place;

THENCE, with said southerly margin of Harding Place with a curve to the left 189.77 feet to a point, said curve having a central angle of 09 degrees 05 minutes 43 seconds, a radius of 1,195.42 feet, a tangent of 95.08 feet, and a chord of North 67 degrees 18 minutes 21 seconds East, 189.57 feet;

THENCE, continuing with said southerly margin of Harding Place, North 62 degrees 28 minutes 53 seconds East, 88.11 feet to the POINT OF BEGINNING.

Containing 68,028 square feet or 1.56 acres, more or less.

TRACT II

All of the easements and rights of SVCHA, Ltd., a Tennessee Limited Partnership, described in and created by that certain Reciprocal Access Easement, dated April 20, 1988, by and between P.E.P. Properties, a Tennessee Partnership, and SVCHA, Ltd., a Tennessee Limited Partnership, of record in Book 7522, Page 813, re-recorded in Book 7527, Page 36, Register's Office for Davidson County, Tennessee, which affect the property known as Lot 1 as shown on the plan of Section One, Harding-Antioch Subdivision as of record in Book 6050, Page 47, Register's Office for Davidson County, Tennessee.

THE AFORESAID TWO TRACTS BEING shown and delineated on that certain as-built plat of survey, dated May 31, 1988, made for Citizens and Southern Trust Company, made by Wendell H. Talley, Sr., Tennessee Registered Land Surveyor No. 785, Barge, Waggoner, Sumner and Cannon, Inc., Nashville, Tennessee, which plat of survey is incorporated herein by reference thereto.

As to Tract I:
Being the same property conveyed from Harding-Antioch, Inc. to SVCHA, Ltd., by Special Warranty Deed dated September 12, 1985 recorded in Book 6655, page 417, Register's Office for Davidson County, Tennessee

EXHIBIT "B"

1. The lien of applicable Metropolitan Government of Nashville and Davidson County real property ad valorem taxes for the year 1988 which are a lien but not yet due and payable.

2. Building setback lines, public utility easements and drainage easements set forth on the Plan of Section One, Harding-Antioch Subdivision, recorded in Book 6050, Page 47, Register's Office for Davidson County, Tennessee.

3. Matters which would be disclosed by accurate survey and visual inspection thereof, including those matters disclosed on the plat of survey to which reference is made in Exhibit "A" hereto.

4. Reciprocal Access Easement recorded in Book 7522, Page 813, re-recorded in Book 7527, Page 36, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants recorded in Book 6291, Page 145, and as set forth in the Deed to SVCHA, LTD. recorded in Book 6655, Page 417, Register's Office for Davidson County, Tennessee (affects Tract I only).

6. Rights of tenants in possession of portions of the improvements thereon under written lease agreements, as tenants only, with no purchase options or rights to a preemptive purchase (affects Tract I only).

7. Easement for Water Main to Metropolitan Government of Nashville and Davidson County, recorded in Book 6692, Page 605, Register's Office for Davidson County, Tennessee (affects Tract I only).

8. Deed of Trust from P.E.P. Properties, a Tennessee Partnership, for the benefit of M. A. Borchert, recorded in Book 7085, Page 871, Register's Office for Davidson County, Tennessee (affects Tract II only).

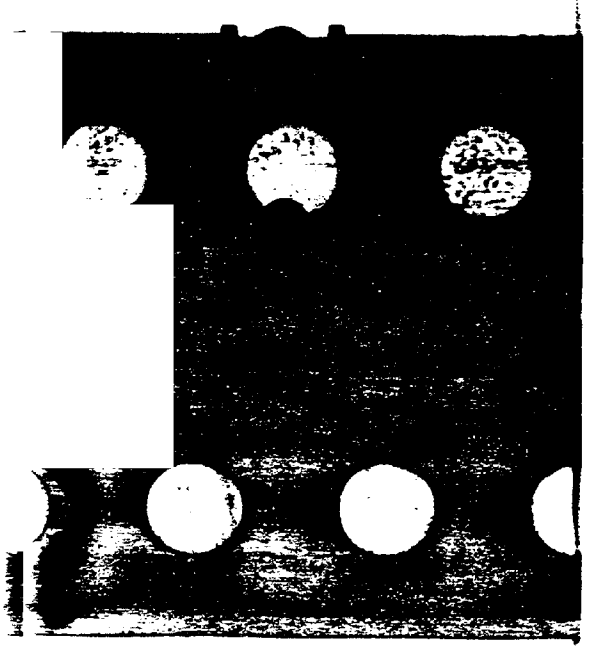
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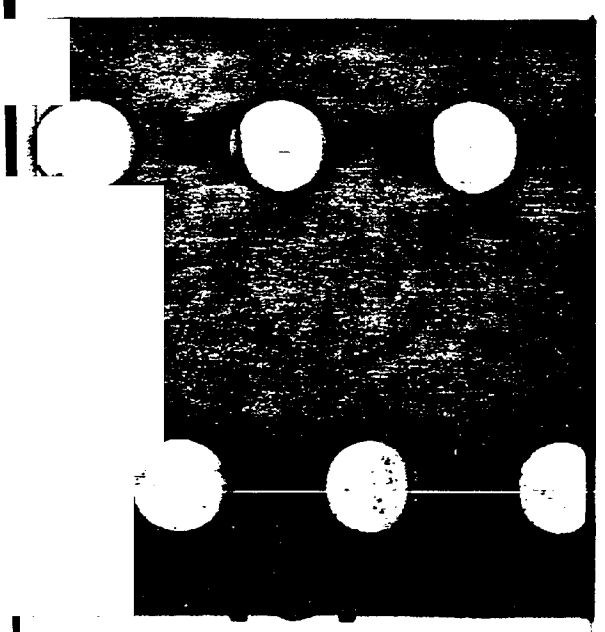
IDENTIFICATION REFERENCE

AUG 4 2 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4033 08/04 0101 03CHECK 41.66,50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56120

IDENTIFICATION REFERENCE

AUG 4 2 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

				CAMT	
					1250000.00
				CON TX	4125.00
				PRFEE	0.50
				WDEED	21.00
				TOTAL	4146.50
				CHECK	4146.50
08/04/88		01	14:47	0001	4033

No. 120625