Box 28

RGDWP154 08/29/88 lwm

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 7640 PAGE 159

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Trion Bell Ridge Associates, L.P. c/o Trion Properties, Inc. 100 Paces Ferry West Suite 1100 2727 Paces Ferry Rd. Atlanta, GA 30339	same	2472 08/30 0101 03CHECK 4616-00 Map 163 Parcel 77

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, DALTON DEVELOPMENT CORPORATION, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TRION BELL RIDGE ASSOCIATES, L.P., a Tennessee limited partnership, whose general partner is Trion BRC, Inc., a Georgia corporation ("Grantee"), certain real property in Davidson County, Tennessee (the "Property"), described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Bell Ridge Commons of record in Book 6900, page 751, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Bell Road, said point being westerly 776 feet, more or less, of Cane Ridge Road;

THENCE, with said northerly margin, N 89° 17' 06" W, 217.00 feet to a point;

THENCE, leaving said margin N 08° 52' 57" W, 340.00 feet to a point;

THENCE, S 81° 07' 03" W, 160.00 feet to a point;

THENCE, N 08° 52' 57" W, 260.00 feet to a point;

THENCE, N 14° 24' 45" W, 173.95 feet to a point in the southerly boundary of Cedar Pointe Properties, Inc., of record in Book 6250, Page 475, R.O.D.C.;

THENCE, with said southerly boundary the following calls:

East, 75.34 feet to a point;

N 48° 31' 15" E, 110.00 feet to a point;

N 00° 31' 15" W, 223.57 feet to a point;

S 84° 29' 15" E, 29.70 feet to a point in the westerly margin of Cane Ridge Road;

THENCE, with said westerly margin the following calls:

With a curve to the left 13.33 feet to a point, said curve having a central angle of 02° 20' 52", a radius of 325.33 feet, and a chord of S 47° 10' 49" E, 13.33 feet;

S 47° 22' 13" E, 312.14 feet to a point;

With a curve to the right 179.57 feet to a point, said curve having a central angle 08° 43' 50", a radius of 1,178.46 feet and a chord of S 43° 00' 19" E, 179.40 feet;

S 38° 38' 24" E, 93.74 feet to a point;

With a curve to the left 46.03 feet to a point, said curve having a central angle of 03° 12' 01", a radius of 824.04 feet, and a chord of S 40° 14' 24" E, 46.02 feet;

THENCE, leaving said margin with the boundary of the Carper Center, Section 3, S 48° 09' 06" W, 158.60 feet to a point;

THENCE, S 00° 45' 36" W, 468.60 feet to the point of beginning.

Containing 346,620 square feet or 7.96 acres, more or less.

Being a portion of the real property conveyed to Grantor by deeds of record in Book 7329, page 766, and Book 7329, page 873, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of August, 1988.

DALTON DEVELOPMENT CORPORATION

By: Jack H. Dalton pres.
Jack H. Dalton, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 7640 PAGE 161

Personally appeared before me, Lisa W. Mitchell, a Notary Public, JACK H. DALTON, 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 the President of Dalton Development Corporation, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 30th day of August, 1988.

Lisa W. Mitchell
Notary Public

LISA W. MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires Nov. 12, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,395,000.00.

Nella S. Hunt
Affiant

Subscribed and sworn to before me, this 30th day of August, 1988.

Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
March 11, 1991

EXHIBIT "A"

1. Taxes for the year 1988, a lien but not yet due and payable. Said taxes have been prorated and assumed by Grantee.

2. The survey of Jackie L. Dillehay, October 28, 1987, last revised April 1, 1988 and Surveyor's Report dated April 1, 1988, project No. 469.00 shows, among other things:

   a. Collins Creek is located in the northerly portion of the Property.

   b. An abandoned drive in the northerly portion of the Property.

3. Matters shown on the Plan of Bell Ridge Commons of record in Book 6900, page 751, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 7170, page 839, Register's Office Davidson County, Tennessee.

5. Access and Utility Easement of record in Book 7211, page 161, Register's Office Davidson County, Tennesee.

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IDENTIFICATION

AUG 30 4 22 PM '88