JRH

BOOK 7833 PAGE 625

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James A. Jackson Carolyn L. Jackson 310 Harding Place Nashville, TN 37211	Part of Map 34 Parcels 28 and 52	James A. Jackson Carolyn L. Jackson 310 Harding Place Nashville, TN 37211
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, **NORTHGATE BUSINESS PARK ASSOCIATES**, an Indiana limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAMES A. JACKSON** and wife, **CAROLYN L. JACKSON** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of Northgate Business Park, as of record in Book 6900, Page 889, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to Northgate Business Park Associates, an Indiana limited partnership, by deed from Space Park Properties, Ltd., a Tennessee limited partnership, of record in Book 7491, page 509, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1989, which have been prorated between the parties and are assumed by the Grantee.

2. Restrictive covenants contained in instrument of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $257,179.60.

James A. Jackson
Affiant

Subscribed and sworn to before me this 3rd day of May, 1989.

John R. Haynes
Notary Public
My Commission Expires: 11/12/90

30440

RECEIVED FOR RECORD
MAY 4 2 47 PM '89

3. All matters shown on the survey of Caldwell & Associates, by Earl Robert Caldwell, Tennessee registered land surveyor No. 1083, dated October 6, 1988, File No. 88191, and surveyor's report dated September 4, 1988.

4. That portion of the Property which is embraced between the high and low water marks of the Cumberland River.

5. All matters shown on the Plan of Northgate Business Park, of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot Nos. 9 and 10, Northgate Business Park, Nashville, Davidson County, Tennessee.

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

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, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed this 3rd day of May, 1989.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

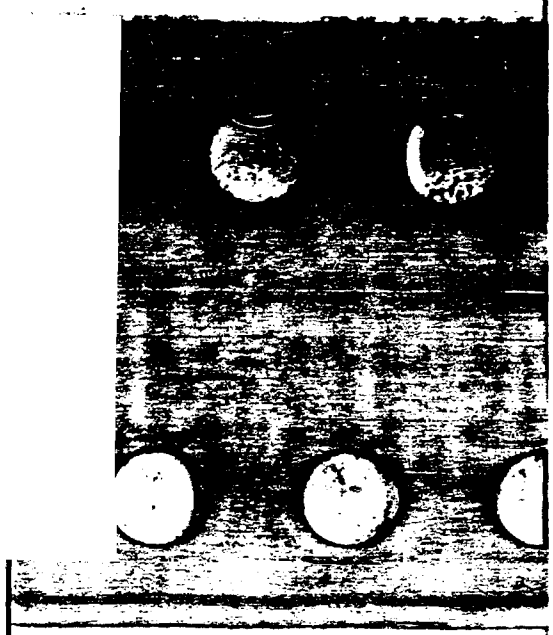
Personally appeared before me, John R. Haynes, a Notary Public in and for the State and County aforesaid, Thomas C. Gibson, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Managing General Partner of **NORTHGATE BUSINESS PARK ASSOCIATES,** an Indiana limited partnership, and is authorized to execute the foregoing instrument on behalf of said limited partnership.

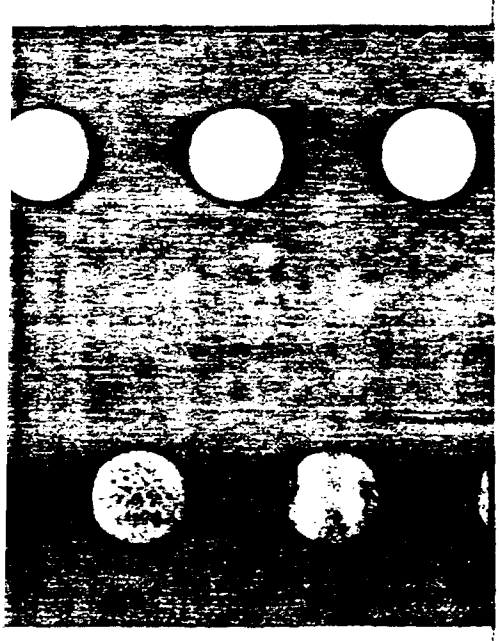
Witness my hand, at office, this 3rd day of May, 1989.

John R. Haynes
Notary Public

My commission expires: 11/12/90

46 05/04 0101 03CHECK 855.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 627

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
257179.60
CON TX 848.76
PRFEE 0.50
WDEED 6.00
TOTAL 855.26
CHECK 855.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 14:48 0001 3146

30440

IDENTIFICATION REFERENCE

MAY 4 2 07 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 206610