JVT

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Southland Properties 3349 Ambrose Avenue Nashville, TN 37207	34-00-0-052-00	Southland Properties 3349 Ambrose Avenue Nashville, TN 37207

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

SPECIAL WARRANTY DEED BOOK 7872 PAGE 209

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 **SOUTHLAND PROPERTIES**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Resubdivision of Lot Nos. 6, 7 and 8, Northgate Business Park, as of record in Book 6900, Page 928, 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.

JUN 23 10 35 AM '89

4362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 250,110.00 .

James D. Pansal
Affiant

Subscribed and sworn to before me this 21st day of June, 1989.

John R. Haynes
Notary Public
My Commission Expires: 11/27/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2. Declaration of Protective Covenants and Owners Association for Northgate Business Park contained in instrument of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

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 the Resubdivision of Lot Nos. 6, 7 and 8, Northgate Business Park, of record in Book 6900, page 928, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 7, 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 successors 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 21st day of June, 1989.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership

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

8028 06/23 0101 03CHECK 834.83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7872 PAGE 211

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 21st day of June, 1989.

John R. Haynes
Notary Public

My commission expires: 11/12/90

JVTNORTHWD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7872 PAGE 212

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 250110.00
				CON TX 825.33
				PRFEE 0.50
				WDEED 9.00
				TOTAL 834.83
				CHECK 834.83

06/23/89 01 10:36 0001 8028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

436223

IDENTIFICATION REFERENCE

JUN 23 10 35 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 222323