BOOK 7948 PAGE 830

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hickory Heights Partners, L.P. c/o C/M Corporation 4117 Hillsboro Road Suite 207 Nashville, Tennessee 37215	same	161-93 and 161-235

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, DOMINION BANK OF MIDDLE TENNESSEE ("Grantor") has bargained and sold, and hereby transfers and conveys to HICKORY HEIGHTS PARTNERS, L.P. ("Grantee"), a Tennessee limited partnership, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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 and assumed by Grantee.

2. All matters shown on the Plan of record in Book 6900, page 806, said Register's Office.

3. Easement of record in Book 2400, page 596, Register's Office for Davidson County, Tennessee.

4. Permanent easement for right-of-way for street purposes of record in Book 4730, page 607, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $905,000.00.

James N. Munn
Affiant

Subscribed and sworn to before me this 28th day of September, 1989.

Laura M. Kirkland
Notary Public
My Commission Expires: 7-28-92

NOTARY PUBLIC
DAVIDSON COUNTY, TN

Executed this 28 day of September, 1989.

DOMINION BANK OF MIDDLE TENNESSEE

By: Matthew R. Stark

Title: Vice President

This is unimproved land located on Swiss Avenue and Zermatt Avenue south of the Knolls Apartments.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Laura L. Kinkead, Notary Public, Matthew R. Stark, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 28th day of September, 1989.

Laura L. Kinkead

Notary Public

My Commission Expires: 7-18-93

WP:CSSHHSWD

Land in the First Civil District of Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Hickory Commercial Park, Section One, of record in Book 6900, page 806, Register's Office for said County, and being a portion of the property described according to a survey made by Barge, Waggoner, Sumner & Cannon, Inc., dated May 15, 1984, described as follows:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Nolensville Road and on the north by Old Hickory Boulevard and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Nolensville Road, said pin being 1,200 feet, more or less, south of the southerly margin of Old Hickory Boulevard and being the northeast corner of tract of Bill Henry, et ux, of record in Book 4012, page 401, R.O.D.C.; thence, with said Henry's north line, N 83° 38' 04" W, 1,248.13 feet to a planted stone; thence, generally with fence line, S 06° 00' 40" W, 1,196.52 feet to an iron pipe; thence, S 07° 01' 04" W, 434.49 feet to an iron pipe in the north line of Lester L. Turbeville of record in Book 5466, page 308, R.O.D.C.; thence, with Turbevillle's north line, N 83° 56' 53" W, 537.73 feet to an iron pin, the northeast corner of Mayday Land Company, of record in Book 5835, page 319, R.O.D.C.; thence, with said Mayday Land Company's line as follows:

N 81° 56' 32" W, 157.16 feet to an iron pin;
N 83° 35' 49" W, 424.90 feet to a point;
N 84° 11' 11" W, 544.77 feet to an iron pin;
N 03° 38' 13" E, 436.09 feet to an iron pin;
N 06° 22' 32" E, 190.80 feet to an iron pin;
N 02° 10' 25" E, 210.69 feet to an iron pin;
N 04° 26' 34" E, 161.38 feet to an iron pin;
N 08° 25' 58" E, 213.01 feet to an iron pin;
N 04° 52' 48" E, 187.20 feet to a point;
N 07° 48' 19" E, 321.87 feet to an iron pin;
N 04° 46' 55" E, 125.19 feet to an iron pin;
N 00° 50' 54" E, 160.95 to an iron pin;
N 06° 06' 17" E, 616.11 feet to an iron pin;
N 09° 12' 39" E, 155.80 feet to an iron pin;
N 13° 54' 06" E, 73.85 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said southerly margin as follows:

In an easterly direction with a curve to the right having a central angle of 12° 01' 42" and a radius of 1,402.50 feet for a distance of 294.44 feet to a point at an offset; with said offset, S 0° 08' 26" W, 10.00 feet to a point; continuing with southerly margin of Old Hickory Boulevard with a curve to the right having a central angle of 8° 34' 20" and a radius of 1,392.50 feet for a distance of 208.34 feet to a point; S 81°

17' 14" E, 291.66 feet to a point at an offset; with said offset, N 8° 42' 46" E, 10.00 feet to a point; S 81° 17' 14" E, 489.04 feet to an iron pin, the northwest corner of First City National Bank of Houston of record in Book 4829, page 521, R.O.D.C.; thence, with said First City National Bank line as follows:

S 08° 27' 07" W, 860.63 feet to an iron pin;
S 74° 53' 00" E, 354.54 feet to an iron pin;

In a southerly direction with a curve to the left having a central angle of 9° 00', a radius of 1,524.78 feet, and a chord of S 10° 37' W, 239.27 feet for a distance of 239.51 feet to a point; S 06° 17' 00" W, 25.00 feet to an iron pin; S 83° 53' 00" E, 608.06 feet to an iron pin; With a curve to the left having a radius of 619.22 feet, and a central angle of 35° 48' for a distance of 386.90 feet to an iron pin; N 60° 19' 00" E, 178.00 feet to an iron pin; with a curve to the right having a central angle of 24° 40' and a radius of 457.36 feet for a distance of 196.60 feet to an iron pin; N 85° 01' 08" E, 50.04 feet to an iron pin in the westerly margin of Nolensville Road; thence, with said westerly margin as follows:

S 04° 57' 29" E, 165.00 feet to a point;
S 85° 02' 31" W, 50.00 feet to a point;
S 04° 57' 29" E, 101.40 feet to a point;

With a curve to the right having a central angle of 1° 40' 38" and a radius of 4,128.00 feet for a distance of 120.84 feet to the point of beginning, containing 4,696,145 square feet or 107.81 acres, more or less and being the same property conveyed to Dominion Bank of Middle Tennessee of record in Book 7910, page 209, said Register's office. (Map 161, Parcel 093 and Map 161, Parcel No. 235)

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS FORECLOSURE SALE ARE THE FOLLOWING PARCELS OR TRACTS OF LAND:

TRACT 1:

A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 of Phase I (Revised) Timber Ridge Apartments of record in Book 6250, page 764, Register's Office for said County, and being part of the Master Plat of Hickory Heights Villas of record in Book 6250, page 763, Register's Office for said County and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Old Hickory Boulevard 1,340 feet, more or less, westerly from Nolensville

Pike, said iron pin being a northwest corner of First City National Bank of Houston Property, of record in Deed Book 4829, page 521, R.O.D.C., Tennessee; thence, S 8° 27' 07" W, 860.63 feet to an iron pin; thence, S 74° 53' E, 354.54 feet to an iron pin; thence, southwesterly with a curve to the left, 239.51 feet, said curve having a central angle of 9° 00' and a radius of 1,524.78 feet; thence, S 6° 07' W, 25.00 feet to an iron pin in the westerly margin of a proposed road; thence, with said margin of proposed road as follows:

Southwesterly with a curve to the left, 552.67 feet, said curve having a central angle of 101° 00' and a radius of 313.52 feet; S 4° 53' E, 170.49 feet; thence, S 89° 15' W, 255.54 feet; thence, N 3° 22' E, 194.97 feet; thence, N 63° 33' W, 275.00 feet to the easterly margin of a proposed road; thence, with said margin of proposed road as follows:

N 23° 27' 08" E, 755.00 feet; Northeasterly with a curve to the left, 305.39 feet, said curve having a central angle of 38° 44' 22" and a radius of 451.67 feet; N 15° 17' 14" W, 199.03 feet; Northwesterly with a curve to the right 115.19 feet, said curve having a central angle of 24° 00' and a radius of 275.00 feet; N 8° 42' 46" E, 158.53 feet to the southerly margin of Old Hickory Boulevard; thence, with said southerly margin, S 81° 17' 14" E, 370.00 feet to the point of beginning, containing 15.65 acres, more or less, and being same property conveyed to Fargo Financial, Inc. by deed from Providence Construction, Inc. of record in Book 6924, page 604, said Register's Office. (Map 161, Parcel 216).

TRACT II:

Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 2A on the Master Plat of Hickory Heights Villas of record in Book 6250, page 763, Register's Office for said County, located on the south side of Old Hickory Boulevard, near Nolensville Pike and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated December 19, 1985, to-wit;

BEGINNING at a point in the south margin of Old Hickory Boulevard, said point being 400 feet, more or less, west of the west margin of Hickory Villa Drive; thence, with said southerly margin of Old Hickory Boulevard, the following calls:

With a curve to the right 150.00 feet to a monument, said curve having a central angle of 6° 07' 40", a radius of 1,402.50 feet, a tangent of 75.07 feet and a chord of N 87° 04' 36" E, 149.93 feet; S 0° 08' 26" W, 10.00 feet to a monument; With a curve to the right 208.34 feet to a monument, said curve having a central angle of 8° 34' 20", a radius of 1,392.50 feet, a tangent of

104.36 feet and a chord of S 85° 34' 24" E, 208.14 feet; S 81° 17' 14" E, 291.66 feet to a point; thence leaving the southerly margin of Old Hickory Boulevard, S 8° 42' 46" W, 35.00 feet to a point; thence, S 81° 17' 14" E, 44.04 feet to a point; thence, with a curve to the right, 39.27 feet to a point in the west margin of a public right-of-way dedication as recorded in Book 6250, page 254, R.O.D.C., said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of S 36° 17' 14" E, 35.36 feet; thence, with said west R.O.W. margin the following calls:

S 8° 42' 46" W, 88.53 feet; with a curve to the left, 136.14 feet, said curve having a central angle of 24° 00' 00", a radius of 325.00 feet, a tangent of 69.08 feet, and a chord of S 3° 17' 14" E, 135.14 feet; S 15° 17' 14" E, 199.03 feet; with a curve to the right, 271.58 feet, said curve having a central angle of 38° 44' 22", a radius of 401.67 feet, a tangent of 141.21 feet, and a chord of S 4° 04' 57" W, 266.44 feet; S 23° 27' 08" W, 585.29 feet; thence, leaving said west R.O.W. margin, N 66° 32' 52" W, 100.00 feet; thence, N 82° 11' 41" W, 450.00 feet; thence, N 01° 44' 32" E, 1,249.15 feet to the point of beginning. Containing 20.53 acres, more or less, being the same property conveyed to Nash Phillips/Copus Company, a Texas general partnership, by deed of record in Book 7151, page 931, said Register's Office. (Map 161, Parcel 244)

TRACT III:

A parcel of land situated in the First Civil District, Councilmanic District 31, Davidson County, Tennessee, being part of Lot Nos. 1 and 2 of the Plan of Hickory Commercial Park, Section One of record in Book 6900, page 806, Register's Office for said County, said parcel being located 1,200 feet, more or less, southerly from Old Hickory Boulevard, and west from Nolensville Road and more particularly described as follows:

Beginning at a point in the southwesterly quadrant of the right of way intersection of Nolensville Road, a 168 foot right of way, and Swiss Avenue, a 50 foot right of way; thence, with the westerly margin of Nolensville Road, the following courses:

S 04° 57' E, 115 feet to a monument;
S 85° 03' W, 50 feet to a monument;
S 04° 57' E, 101.40 feet to a point;

Southeasterly with a curve to the right, 120.84 feet to a point, said curve having a central angle of 01° 40' 38", and a radius of 4,128 feet, said point being the northeasterly corner to the Bill Henry parcel, of record in Deed Book 4012, page 401, R.O.D.C.; thence, leaving Nolensville Road with Henry's northerly boundary, N 83° 38' W, 1,248.13 feet to a set stone, Henry's northwesterly

corner, also in the easterly boundary of Hickory Heights Villas, Parcel C; thence, with the Hickory Heights Villas, Parcel C, easterly boundary, N 06° 01' E, 25.96 feet to a point in the southerly margin of Swiss Avenue, the northeasterly corner to Parcel C; thence, with the southerly margin of Swiss Avenue, the following courses:

S 83° 53' E, 489.72 feet to a monument; northeasterly with a curve to the left, 418.15 feet to a monument, said curve having a central angle of 35° 48', and a radius of 669.22 feet; N 60° 19' E, 178 feet to a monument; northeasterly with a curve to the right, 175.63 feet to a monument, said curve having a central angle of 24° 42' 08", and a radius of 407.36 feet; N 85° 01' E, 50.02 feet to the point of beginning, containing 135,338 square feet or 3.11 acres, more or less.

Being the same property conveyed to Christopher Nicola Tomescu Trust and Joe and Sharon Eagin Children's Trusts by Installment deed from Hickory Heights Enterprises of record in Book 6751, page 296, said Register's Office. (Part of Map 161, Parcel 242 and Part of Map 161, Parcel 243).

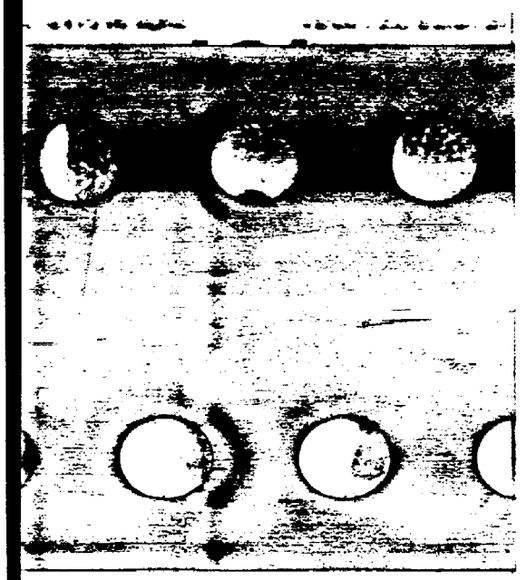
The Property is unimproved land located on Swiss Avenue and Zermatt Avenue south of the Knolls Apartments. Access to the Property is available from Old Hickory Blvd. on Zermatt Avenue (just west of the intersection of Old Hickory Blvd. and Nolensville Road) and from Nolensville Road on Swiss Avenue (just south of said intersection).

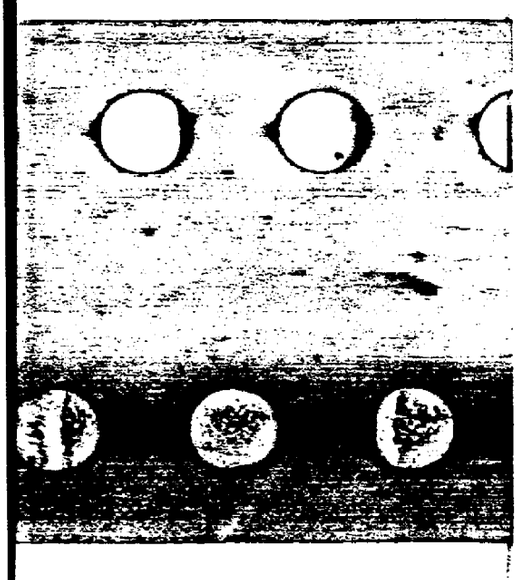
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TIED TO REFERENCE

SEP 26 [illegible] 30 AM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 837

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	
	905000.00
CON TX	2986.50
PRFEE	1.00
MTEED	21.00
TOTAL	3008.50
CHECK	3008.50

09/29/88 01 10:30 0001 9363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 0 0 5 5.

IDENTIFICATION REFERENCE

SEP 29 10 30 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 253298