Book 33

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
United States Postal Service 4000 DeKalb Technology Pkwy Building 500, Suite 550 Atlanta, Georgia 30340-2799	portion of Map 26 parcel 72	N/A

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Seventy-Five Thousand and No/100 Dollars ($875,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NORTH CREEK ASSOCIATES, LTD. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the UNITED STATES POSTAL SERVICE (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

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 with Grantee to pay when due the prorated portion of the real estate taxes for the period of time prior to the date of this conveyance.

(2) Declaration of Protective Covenants and Owner's Association for Northcreek Commons, Goodlettsville, Davidson County, Tennessee, or record in Book 7118, page 738, Register's Office for Davidson County, Tennessee, as amended by instrument of record at

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me this 12th day of September, 1990.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires: 5-22-93

Book 7245, page 958, said Register's Office, and as further amended by instrument of record at Book 8195 page 331, said Register's Office.

(3) Matters shown on Plan of Northcreek Commons of record in Book 6900, page 205, Register's Office for Davidson County, Tennessee.

(4) Public Easement for flow of Manskers Creek.

(5) Matters shown on that certain Boundary & Topographic Survey prepared for the United States Postal Service Main Post Office Site, Northcreek Blvd., Goodlettsville, Davidson County, Tennessee, by Michael V. Holmes & Associates, Inc. dated April 16, 1990, last revised August 27, 1990.

(6) Reservation of sewer easement as shown on the map attached hereto as Exhibit B and incorporated herein by reference.

This is unimproved property.

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.

Together with all right, title or interest of the Grantor in and to any streams, alleys, roads, streets, ways, stripes, gores, or railroad rights-of-way abutting or adjoining said land, and together will all the improvements thereon and the appurtenances thereunto belonging.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of September, 1990.

NORTH CREEK ASSOCIATES, LTD.

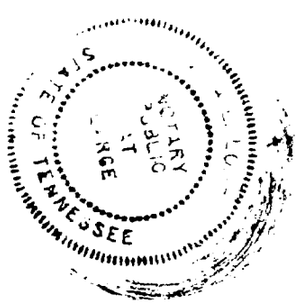
By: AFPC Equity Investors, Ltd., general partner

By: W. Gerald Ezell
W. Gerald Ezell, general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gina L. Long, Notary Public, W. GERALD EZELL, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged himself to be a general partner of AFPC EQUITY INVESTORS, LTD., a limited partnership, and that said limited partnership is the sole general partner of NORTH CREEK ASSOCIATES, LTD., a limited partnership, and is authorized by said limited partnership, said limited partnership being authorized by AFPC EQUITY INVESTORS, LTD., to execute this instrument on behalf of NORTH CREEK ASSOCIATES, LTD.

WITNESS my hand, at office, this 12th day of September, 1990.



Gina L. Long
Notary Public

My Commission Expires: 5-27-93

WP/LEMWDNCA

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described according to a survey made by Michael V. Holmes and Associates, Inc. (Michael V. Holmes, R.L.S. No. 213), dated April 16, 1990, last revised August 27, 1990, as follows:

Beginning at the point of intersection of the easterly right of way margin of Long Hollow Pike and the northerly right of way margin of NorthCreek Boulevard, thence South 55 degrees 06 minutes 56 seconds East 70.00 feet to a point; thence with a curve to the right having a central angle of 53 degrees 36 minutes 56 seconds, a radius of 561.52 feet, a chord of South 28 degrees 18 minutes 28 seconds East 506.49 feet, a distance of 525.45 feet to a point, thence South 01 degree 30 minutes 00 seconds East 715.00 feet to the true point of beginning; thence North 88 degrees 33 minutes 00 seconds East 159.36 feet to a point; thence South 75 degrees 06 minutes 56 seconds East 185.26 feet to a point; thence North 88 degrees 30 minutes 00 seconds East 169.68 feet to a point; thence South 10 degrees 50 minutes 36 seconds East 186.19 feet to a point; thence South 29 degrees 19 minutes 52 seconds East 79.87 feet to a point; thence South 45 degrees 46 minutes 52 seconds East 225.71 feet to a point; thence South 81 degrees 30 minutes 00 seconds West 663.35 feet to a point; thence North 19 degrees 30 minutes 00 seconds West 14.94 feet to a point; thence with a curve to the right having a central angle of 18 degrees 00 minutes 00 seconds, a radius of 1407.16 feet, a chord of North 10 degrees 30 minutes 00 seconds West 440.25 feet; a distance of 442.07 feet to a point; thence North 01 degree 30 minutes 00 seconds West 100.00 feet to the true point of beginning containing 275,299.54 square feet or 6.3200 acres.

Being part of the same property conveyed to North Creek Associates, Ltd., a Tennessee limited partnership by deed from Ervin M. Entrekin, Trustee, of record in Book 6654, page 95, and by deed from Roy C. Flowers of record in Book 6782, page 335, by deed from J. Thomas Trent, Jr., as Trustee, of record in Book 6804, page 160, said Register's Office.

WP:LEMPDNPS

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IDENTIFICATION

SEP 13 12 59 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

3611 09/13 0101 03CHECK 12.00