BOOK 8247 PAGE 259

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pedro J. Perales P.J.P. ~~832 Berwick Trail~~ 400 Columbus Trace Ct. Madison, TN 37115	Map 34-15 Parcels 50 and 51	Pedro J. Perales P.J.P. ~~832 Berwick Trail~~ 400 Columbus Trace Ct. Madison, TN 37115

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 **PEDRO J. PERALES** (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. 22 and 23 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 1990 and subsequent years. Taxes for 1990 to be paid at closing.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $236,750.00.

Pedro J. Perales m.d.
Affiant

Subscribed and sworn to before me this 19th day of November, 1990.

Notary Public
My Commission Expires: March 26, 1994

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 Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

4. All matters shown on survey of the Property by Caldwell & Associates by Earl Robert Caldwell, Tennessee Registered Land Surveyor No. 1083, dated May 10, 1989, File No. 89244, and Surveyor's Report dated May 10, 1989, last recertified October 12, 1990.

5. Easements for sewers granted by and between Seaboard System Railroad, Inc., and R. H. Pursell, Newell T. Pursell, Jr., Carlyle D. Apple, Larry D. Cummings and Herbert L. Baker, of record in Book 6728, page 125, Register's Office for Davidson County, Tennessee, to which reference is made (as to Lot No. 23 only).

This is unimproved property known as Lot Nos. 22 and 23, 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 19th day of November, 1990.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership

By: _____
Thomas C. Gibson, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Myra K. Medlock, 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 19th day of November, 1990.

Myra K. Medlock
Notary Public

My commission expires: 2-23-94

WP:JVTnorthWD

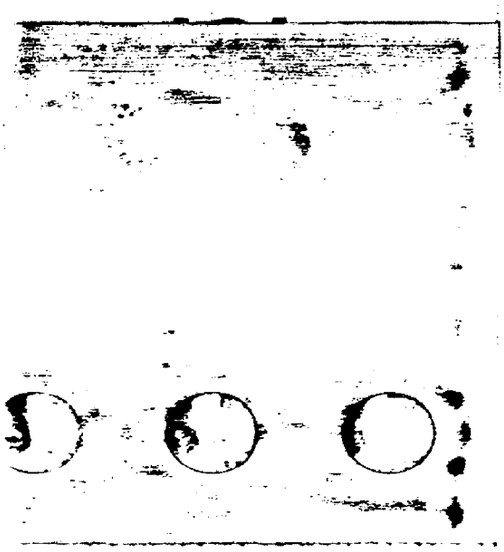
76282

IDENTIF. REFERENCE

NOV 30 4 05 PM '90

FEE, Z... DAVIDSON COUNTY TN.

1773 11/30 0101 03CHECK 791.11



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

RECEIVED OF _____

FOR _____

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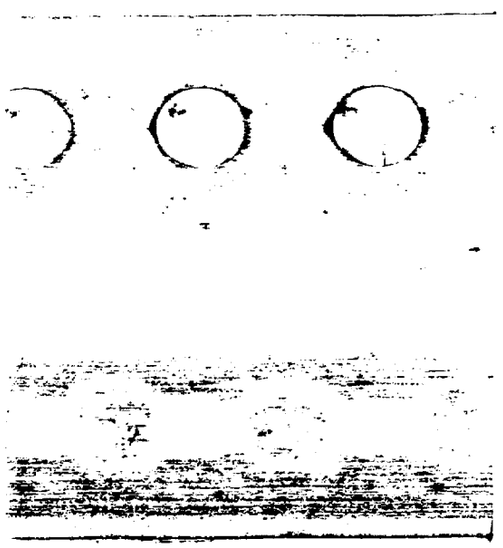
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 236750.00
CON TX 781.11
PRFEE 1.00
WDEED 9.00
TOTAL 791.11
CHECK 791.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/90 01 16:06 0001 1773



76282

IDENTIF. REFERENCE

Nov 30 4 06 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 377725