Box 37 LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Five Star Investments, Ltd. P.O. Box 111269 Nashville, TN 37222-1269	A portion of 183-00-0-151-00	Five Star Investments, Ltd. P.O. Box 111269 Nashville, TN 37222-1269
This instrument prepared by: Boult, Cummings, Conners & Berry 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, Interchange City Associates, Ltd. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Five Star Investments, Ltd. (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 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.

2. Restrictive covenants of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 6900, page 642 and Plan of record in Book 7900, page 222, said Register's Office.

4. Matters shown on the Survey of Ragan-Smith-Murphy & Associates, Inc. dated August 30, 1990, Job No. 84-095.

5. Easement of record in Book 4699, page 585, said Register's Office.

6. Easement for flow of any creek.

This is unimproved property, known as Lot 2 on the plan of the resubdivision of Lot No. 215B, Interchange City Industrial Park.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8559 02/21 0101 03CHECK 283.24

The actual consideration or value, whichever is greater, for this transfer is $82,830.00

William E Kentnik
Affiant

Subscribed and sworn to before me this 21st day of February, 1991.

Loretta B. Lee
Notary Public
My Commission Expires: 5/23/94

NOTARY PUBLIC

941 2 9 9

IDENTIFICATION REFERENCE

FEB 21 12 04 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of February, 1991.

INTERCHANGE CITY ASSOCIATES, LTD.

By: AFPC Equity Investor's, Ltd., general partner

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Daphne L. Garey, 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 Investor's, Ltd., a limited partnership, and that said limited partnership is a partner of Interchange City Associates, Ltd., a limited partnership, and is authorized by said limited partnership, said limited partnership being authorized by AFPC Equity Investor's, Ltd., to execute this instrument on behalf of Interchange City Associates, Ltd.

WITNESS my hand, at office, this 20th day of February, 1991.

Daphne L. Garey
Notary Public

My Commission Expires: 7/24/91

WP:KJMdeedICA

EXHIBIT A

A parcel of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and being Lot 2, a resubdivision of Lot 215B as shown on the plat "Interchange City Industrial Park, a subdivision of Lot 215B in Plat Book 6900, page 642, R.O.D.C., Tennessee", of Record in Book 7900, page 222, R.O.D.C. Tennessee, and being more fully described as follows:

Beginning at an existing iron pin in the northeasterly corner of the herein described tract, said iron pin being 700.90 feet in a southwesterly direction, as measured along the westerly right-of-way line of Heil Quaker Boulevard, from the southerly terminus of the westerly return curve of Heil Quaker Boulevard and Firestone Boulevard; thence,

1. In a southerly direction with the westerly right-of-way of Heil Quaker Boulevard and a 909.95-foot radius curve to the left a distance of 188.33 feet to an existing concrete monument in the northeasterly corner of Section XXIX, Interchange City Industrial Park of record in Plat Book 5210, page 350, R.O.D.C., Tennessee, said curve has a chord bearing and distance of S 4°55'36" W, 187.99 feet; thence,

2. Leaving the westerly right-of-way line of Heil Quaker Boulevard with the northerly line of said Section XXIX, S 87°11'12" W, 225.00 feet to an iron pin set; thence,

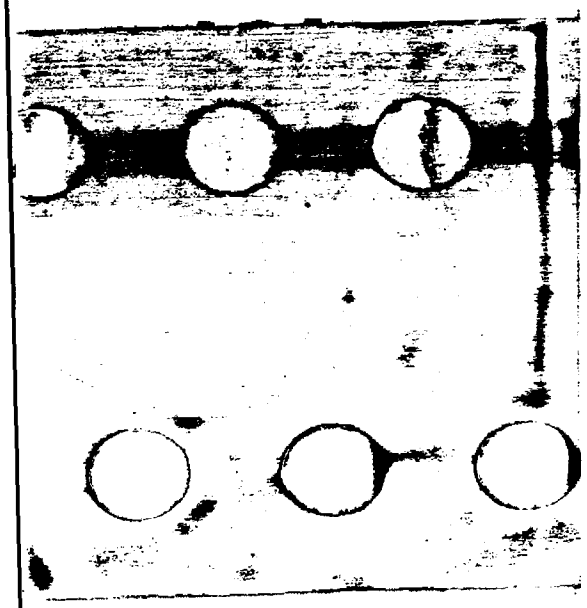
3. Leaving the northerly line of Section XXIX with a line severing aforementioned Lot 215B, N 15°52'12" W, 281.10 feet to an existing iron pin in the southerly line of Section XXVIII, Interchange City Industrial Park of record in Plat Book 5210, page 297, R.O.D.C., Tennessee; thence,

4. With the southerly line of XXVIII, N 88°14'54" E, 124.34 feet to an existing iron pin; thence,

5. S 68°35'27" E, 207.80 feet to the point of beginning and containing 65,616 square feet or 1.506 acres, more or less.

Being a part of the same property conveyed to Interchange City Associates by deed from McDowell Corporation of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee, and being the same property as described on the survey dated August 30, 1990, revised September 12, 1990, prepared by Ragan-Smith-Murphy & Associates, Inc., R. H. Maxson III, surveyor, License No. 818.

LEI\proexh



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

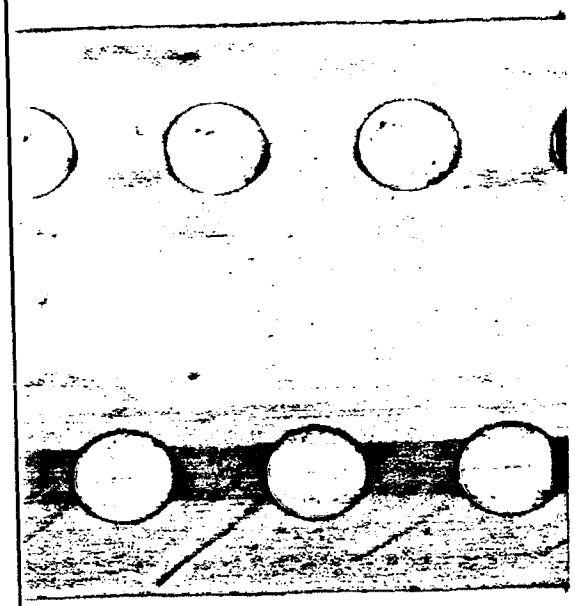
RECEIVED OF _____

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	82830.00
CON TX	273.24
PRFEE	1.00
WDEED	9.00
TOTAL	283.24
CHECK	283.24

RECEIPT IS NOT VALID UNTIL 02/21/91 IS PAID BY BANK 12:04 0001 8559

94299

IDENTIF. REFERENCE

FEB 21 12 04 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398820