FROM: B. N. B. PROPERTIES, INC., Grantor

TO: VENTURE CONSTRUCTION COMPANY, Grantee

This instrument prepared by:
Dale L. Stegall, Esquire
Harwell Martin & Stegall, P.C.
5110 Maryland Way
Brentwood, Tennessee 37027

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Venture Construction Company Venture Park Building 3 5660 Peachtree Industrial Boulevard Norcross, Georgia 30071	(Same as Owner)	163-00-0 237.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand Dollars ($650,000.00), the receipt and sufficiency of which are hereby acknowledged, **B. N. B. PROPERTIES, INC.** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **VENTURE CONSTRUCTION COMPANY** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described in Exhibit "A" attached hereto and made a part hereof by this reference.

This is partially improved property, known as Lot No. 1 of Lot F-2 in Hickory Hollow Mall, Bell Road at Hickory Hollow Parkway, Davidson County, Tennessee.

This conveyance is expressly made subject to the matters set out in Exhibit "B" attached hereto and made a part hereof by this reference. The Grantee hereby has assumed the legal responsibility for the payment of the 1991 taxes, the same having been prorated as of the date hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to

the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth in Exhibit "B" to which this conveyance is expressly made subject.

WITNESS my hand this 28th day of February, 1991.

B. N. B. PROPERTIES, INC.

By: James D. Harris

Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Shelly K McBride of the state and county aforesaid, personally appeared James D. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument), of B. N. B. Properties, Inc. the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Brentwood, Tennessee this 28th day of February, 1991.

Shelly K. McBride
Notary Public

My Commission Expires: 3-3-92

STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Fifty Thousand Dollars ($650,000.00).

AFFIANT

E. Ray Morris, President,
Venture Construction Company

Subscribed and sworn to before me, this 26th day of February, 1991.

Notary Public

My Commission Expires:
Notary Public, DeKalb County, Georgia
My Commission Expires June 21, 1992

NOTARY PUBLIC

EXHIBIT "A"

Being a certain parcel of land in the First Civil District of Davidson County, Tennessee, further being Lot 1 on the Resubdivision of Lot F-2 of the Second Revision Section Two of Hickory Hollow Mall, a plat of which is of record in Book 6900, page 988, said Register's Office; and being more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated September 26, 1989, (Job No. 89-078).

Being the same property conveyed to B. N. B. Properties, Inc. by Trustee's Deed by Quitclaim from Dale L. Stegall, Trustee of record in Book 8289, page 383, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 1991, a lien not yet due and payable.

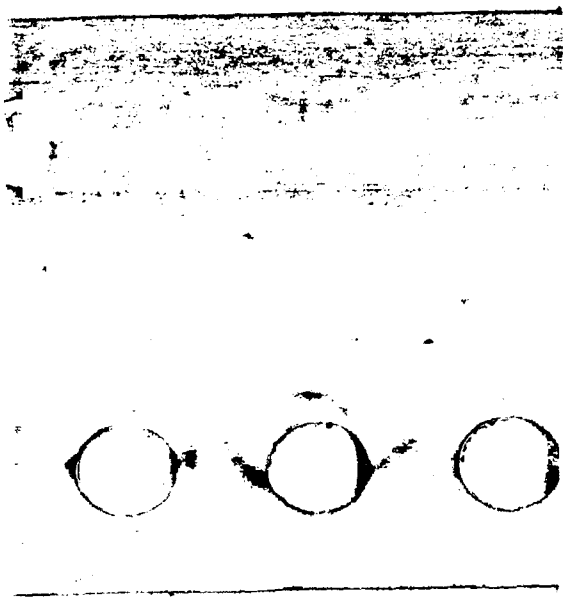
2. Restrictive Covenants contained in instrument of record in Book 5125, page 769; Book 5189, page 947; Book 5337, page 933; Book 5441, age 968; Book 5792, page 491; Book 5951, page 26; Book 6011, page 163; and Book 6095, page 948, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6900, page 988, said Register's Office, shows an owner's certificate, certain easements and setback lines, restrictions, and general and special notes.

4. Agreement for Dedication of Easement, Water Mains and Appurtenances, dated March 16, 1990 in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8068, page 38, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Survey of Ragan-Smith-Murphy & Associates, Inc. dated September 26, 1989 (Job No. 89-078).

95970
IDENTIF. REFERENCE
FEB 28 4 05 PM '91
FELIX ... DAVIDSON COUNTY TN.
PICK-UP
0505 02/28 0101 03CHECK 2161.00



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

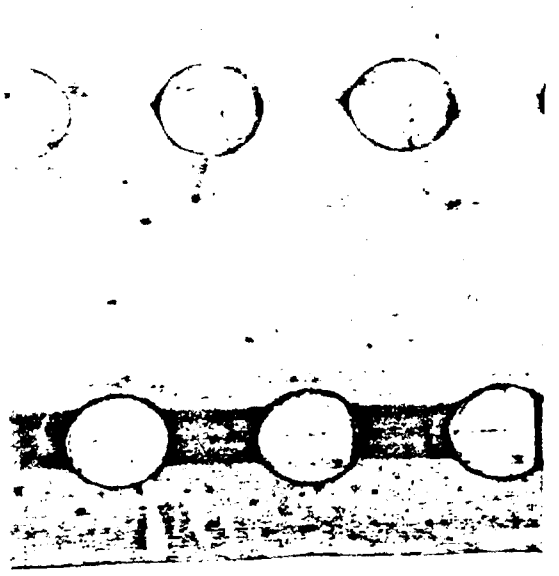
RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 80

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 650000.00
CON TX 2145.00
PRFEE 1.00
MTGFEE 15.00
TOTAL 2161.00
CHECK 2161.00
02/28/91 01 16:07 0001 0505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95970

IDENTIF. REFERENCE

FEB 28 4 05 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400738