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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Heil Quaker Associates, L.P. 735 Broad Street Suite 1204 Chattanooga, TN 37402	Portion of 175-00-100	Same as New Owner

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 Four Hundred Four Thousand Eight Hundred Forty-Five and No/100 DOLLARS ($404,845.00) 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., L.P. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to HEIL QUAKER ASSOCIATES, L.P., a Tennessee limited partnership having Tandem Investments, Inc. and Corker Development Corporation as its general partners (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 all matters shown on Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property, known as a portion of Tract 207, Interchange City, Nashville, Tennessee.

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.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $404,845.00.

Affiant

Subscribed and sworn to before me this 6 day of November, 1992.

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

NOTARY PUBLIC

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of November, 1992.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

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, Loretta B. Lane, 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 a general partner of Interchange City Associates, Ltd., L.P., a limited partnership, and is authorized by AFPC Equity Investors, Ltd., said limited partnership being authorized by Interchange City Associates, Ltd., L.P. to execute this instrument on behalf of Interchange City Associates, Ltd., L.P.

WITNESS my hand, at office, this 6th day of November, 1992.

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

WP/LEMTNDMSWD

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 2nd Civil District, 29th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Tract 207 of Interchange City and more particularly described as follows:

Beginning at an existing iron pin on the southerly end of the southwesterly return curve for Heil-Quaker Boulevard (a 60-foot wide street) and Teledyne Place (a 60-foot wide street) and proceeding as follows:

1. From the point of beginning and with the westerly right-of-way line Heil-Quaker Boulevard, S 5° 44' 47" W, 669.54 feet to a point in a creek; said point witnessed by a P.K. nail in a headwall which is S 84° 15' 13" E, 7.20 feet from the point in the creek; thence,

2. With the common property line of Interchange City Industrial Park, Section XXIII, as of record in Plat Book 5210, page 137, Register's Office for Davidson County, Tennessee and this tract, and leaving the westerly right-of-way line of Heil-Quaker Boulevard, N 84° 15' 13" W, 725.65 feet to a point in a creek; said point witnessed by an existing iron pin which is S 5° 44' 47" W, 20.00 feet from the point in the creek; thence,

3. Leaving said Section XXIII and severing Tract 207, making a new line, N 5° 44' 47" E, 694.54 feet to an iron pin set; thence,

4. With the southerly right-of-way line of Teledyne Place, S 84° 15' 13" E, 700.65 feet to an existing iron pin; thence,

5. With a 25.00-foot radius return curve to the right, having a central angle of 90° 00' 00" for a distance of 39.27 feet to the point of beginning. Said curve has a chord bearing and distance of S 39° 15' 13" E, 35.36 feet and containing 503,862 square feet or 11.567 acres more or less.

Being a part of the property of Interchange City Associates, Ltd., c/o Landmark Capital Corporation as of record in Deed Book 6381, page 227, Register's Office for Davidson County, Tennessee.

WP/LEMTNDMPRD

EXHIBIT B

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in an instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. The ALTA/ASCM Land Title Survey of a Portion of Tract 207 prepared by Ragan-Smith-Murphy & Associates, Inc. dated November 2, 1992, last revised November 5, 1992 (Job No. 84-095) shows an 8 inch sanitary sewer along Heil Quaker Boulevard, three creeks crossing the subject property and a "dirt stockpile" on the western portion of the property.

WP/LEMTNDMSWD

6215.8.
IDENTIFI REFERENCE
Nov 6 3 17 PM '92
JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
4352 11/06 0101 03CHECK 1514.76



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				404845.00
			CON TX	1497.76
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1514.76
			CHECK	1514.76
11/06/92	01		15:15 0001	4352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 1:5.8.

[DENTIFTREFERENCE]

Nov 6 3 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 588195