Box 37
LL

BOOK 8864 PAGE 979

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Trustees of Millwright Local Union No. 1544 295 Plus Park Blvd. Suite 203 Nashville, TN 37217	Portion of Map 183, Parcel 26	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 Sixty-Five Thousand and No/100 DOLLARS ($65,000.00) 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 THE TRUSTEES OF MILLWRIGHT LOCAL UNION NO. 1544, AN AFFILIATE OF UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA (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").

3436 02/12 0101 03CHECK 257.50

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 216, 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 $65,000.00.

Henry D. Pierce
Affiant

Subscribed and sworn to before me this 12th day of February, 1993.

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

92348

IDENTIFICATION REFERENCE

FEB 12 10 42 AM '93

LUX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of February, 1993.

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, Julia V Roberts, 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 12th day of February, 1993.

Julia V Roberts
Notary Public
My Commission Expires: My Commission Expires JAN. 25, 19

JULIA V. ROBERTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WP/LEMSWDMILL

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson county, being a portion of Tract 216, Interchange City, being more particularly described as Lot 1 on that certain Final Plat, Subdivision Tract 216 D, Interchange City Industrial Park prepared by Wamble & Associates of record in Book 7900, page 489, in the Register's Office for Davidson County, Tennessee.

Being a portion of Tract 216 conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership N/K/A Interchange City Associates, Ltd., L.P. by deed of record in Book 6381, page 227, said Register's Office.

EXHIBIT B

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

2. Restrictions as contained in Book 4673, page 508 in the Register's Office for Davidson County, Tennessee.

3. Easement(s) granted to Interchange City Associates, Ltd. over land owned by McDowell Development Corporation referred to in Exhibit "A" of Book 6381, pages 227 through 289, at page 289 thereof in said Register's Office.

4. Easement(s) as set forth in instrument recorded in Book 3616, page 439, Colonial Pipe Line Easement in said Register's Office.

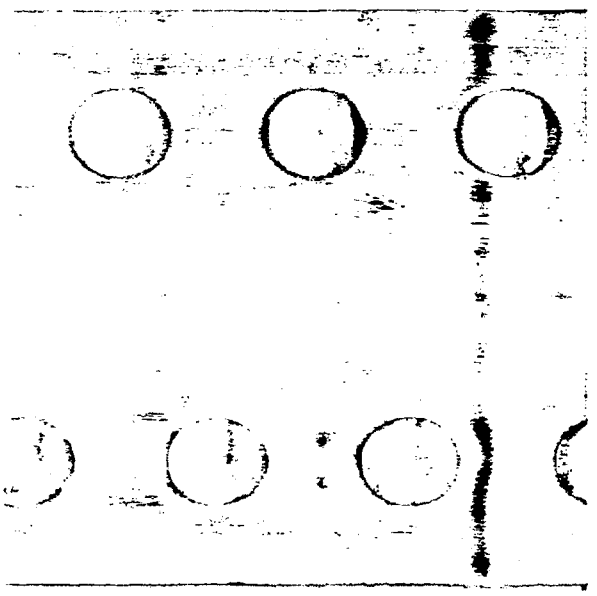
5. Easement(s) as set forth in instrument recorded in Book 5063, page 839, Sewer Easement in said Register's Office.

6. Ingress Egress Easement(s) as set forth in Book 5621, page 689 and Book 5349, page 563 in said Register's Office.

7. All matters shown on that certain Final Plat, Subdivision Tract 216 D, Interchange City Industrial Park prepared by Wamble & Associates (W&A File No. 318-0192, dated December 17, 1992) of record in Book 7900, page 489, in said Register's Office.

8. All matters shown on Survey Number 318-0192, dated 12/17/92, prepared by Wamble & Associates, Surveyors.

WP/LEMSWDMILL





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

RECEIVED OF _____

FOR _____

BOOK 8864 PAGE 983

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 16.00
TOTAL 257.50
CHECK 257.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/12/93 01 10:40 0001 3636

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEB 12 10 42 AM '93

IDENTIFICATION REFERENCE

9. 2 3. 4. 8.

No. 621278