Mail

This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Smith Properties P.O. Box 669388 Charlotte, NC 28266-9388	Same	Map: 118-3 Parcel: 95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rogers Group, Inc., an Indiana corporation (the "Grantor"), has bargained and sold by these presents does transfer and convey to Smith Properties, a North Carolina general partnership (the "Grantees"), its successors and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2-B, as shown on the Revised Plan of the Re-subdivision of Lot 2, Hillside Professional Plaza as of record in Plat Book 7900, Page 616, Register's Office for Davidson County, Tennessee, and described according to a survey by Dale and Associates dated August 10, 1993, as follows:

Beginning at the common corner between Lot 2-A and 2-B of the Re-subdivision of Lot 2 Hillside Professional Plaza of record in Plat Book 7900, Page 340, R.O.D.C., TN.;

Thence, N 68°00'00" E, a distance of 201.51 feet to an iron rod;

Thence, N 56°00'00" E, a distance of 104.31 feet to an iron rod in the westerly margin of Waycross Drive;

Thence, along said margin S 08°27'32" E, a distance of 11.05 feet to an iron rod;

Thence, S 08°38'08" E, a distance of 204.14 feet to an iron rod;

Thence, around a curve to the right, having a central angle of 00°52'10", a radius of 6254.97 feet, a tangent of 47.45 feet, and a length of 94.90 feet to an iron rod;

Thence, around a curve to the right, having a central angle of 12°20'24", a radius of 474.36 feet, a tangent of 52.68 feet, and a length of 104.92 feet to an iron rod;

Thence, S 03°15'23" W, a distance of 6.00 feet to an iron rod;

Thence, S 01°19'02" W, a distance of 31.53 feet to an iron rod;

Thence, N 84°13'26" W, a distance of 172.90 feet to an iron rod;

Thence, N 33°12'31" W, a distance of 310.34 feet to an iron rod in the southerly margin of Fairground Court;

Thence, along said margin around a curve to the left, having a central angle of 88°55'36", a radius of 50.00 feet, a tangent of 49.08 feet, and a length of 77.61 feet to the point of beginning and containing 2.181 acres of land more or less.

Being the same property conveyed to Rogers Group, Inc., a Tennessee corporation, by deed of record in Book 8912, Page 229, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property together with the said appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantees, its successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, other than claims arising out of the following matters, but no further or otherwise:

1. All easements and other matters appearing on the Revised Plan of the Re-subdivision of Lot 2, Hillside Professional Plaza, of record in Plat Book 7900, Page 616, Register's Office for Davidson County, Tennessee.

2. Joint Use Ingress/Egress Maintenance Agreement of record, in Book 8554, Page 777, Register's Office for Davdison County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 5 day of October, 1993.

ROGERS GROUP, INC.

By: Russell M. Rogers

Title: Vice Pres.

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9/16/3:klm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Paula V. Fleming, of the state and county aforesaid, personally appeared Russell M. Oldfield, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President (or other officer authorized to execute the instrument) of **Rogers Group, Inc.**, the within named bargainor, a corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness by hand and seal this 5 day of October, 1993.

Paula V. Fleming
Notary Public

My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

Affiant

Sworn to and subscribed before me this 5 day of October, 1993.

Paula V. Fleming
Notary Public

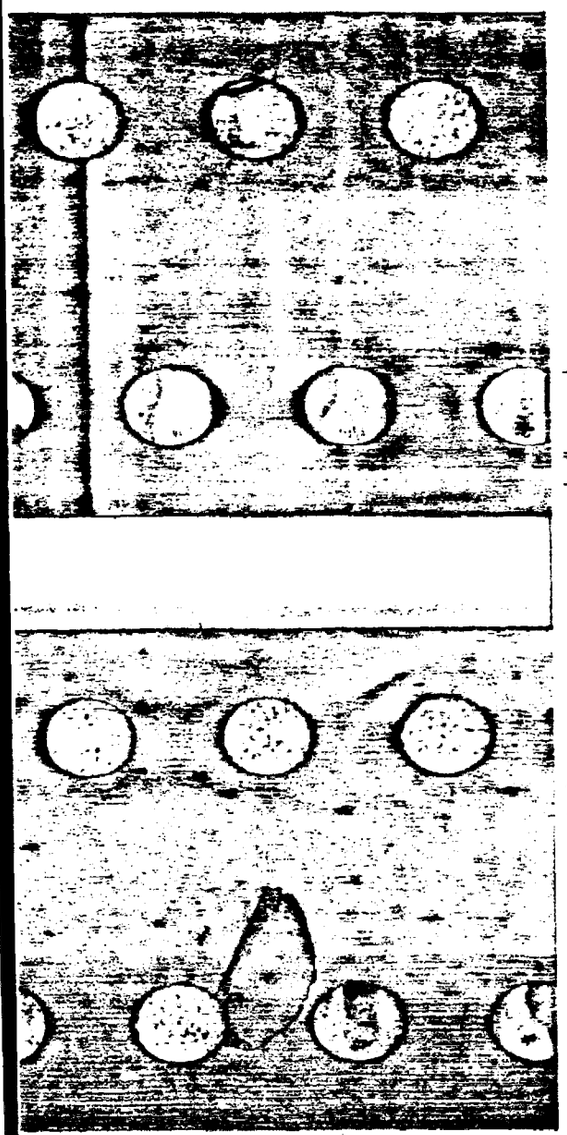
My Commission Expires: 11-27-93

73600
IDENTIF. & REFERENCE

93 OCT 13 AM 10:55
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1300 10/13 0101 03CHECK 753.00

rogers\specwar
9/16/3:klm



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

RECEIVED OF _____

FOR _____

BOOK 9113 PAGE 427

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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	753.00
			CHECK	753.00
10/13/93	01		10:56 0001	1300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73600
IDENTIF. ↑ REFERENCE

93 OCT 13 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 709171