BOX 35

BOOK 9302 PAGE 247 # 272441 KBH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tennessee Equity Fund, L.P. % Sevenson-Hilda & Hacker 1102 17th Ave, South, Ste 325 Nashville, TN 37212	147-11-140	Same as Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (DCF) 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SENASH, Inc., a Tennessee Corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Tennessee Equity Fund, L.P., a Tennessee Limited Partnership (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. Taxes for 1994, a lien but not yet due and payable.

2. All matters shown on the plan of record in Book 7900, page 445, as amended in Book 7900, page 505, Book 7900, page 659, and Book 9302, page 175, said Register's Office.

3. Sanitary sewer easements of record in Book 4435, page 74, Book 4435, page 62, Book 4435, page 68, and Book 8037, page 341, said Register's Office.

4. Easements granted to the State of Tennessee in Book 4035, page 367, and Book 4044, page 917, said Register's Office.

5. Right to run and use a sewer pipe contained in Agreement of record in Book 5584, page 120, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,425,000. -

Tennessee Equity Fund, LP

Affiant Attorney in fact per Obl 9269/188

Subscribed and sworn to before me this 16th day of March, 1994

Misty Dailey

Notary Public

My Commission Expires: 12-26-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

135552 DFRANCK
061590-001 3/11/94

6. All matters shown on As Built Survey by A & A Engineers, dated December 17, 1993, Job No. 5216-93.

7. Agreement for Restrictive Covenants of record in Book 8887, page 56, said Register's Office. as amended at Book 9302 page 176, said Register's Office.

8. Boundary Line and Driveway Easement Agreement of record in Book 8886, page 977, said Register's Office.

9. Storm Water Detention and Drainage Facilities Easement of record in Book 8886, page 984, said Register's Office.

10. Memorandum of Lease of record in Book 8760, page 525, said Register's Office.

11. Memorandum of Lease of record in Book 8887, page 37, said Register's Office.

12. Easement of record in Book 9007, page 106, said Register's Office.

13. All zoning ordinances of the governing municipality affecting the Property.

This is improved property.

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, successors and representatives, 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 whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of March, 1994.

SENASH, INC.

By: _____

Title: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monty K. Venable, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SENASH, INC., the within named bargainor, a Tennessee Corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

WITNESS MY HAND AND SEAL, at office in Nashville, TN, this 11th day of March, 1994.

Misty Doney
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-26-94

135552 DFRANCK
061590-001 3/11/94

EXHIBIT A

Land in Davidson County, Tennessee located on Cotton Lane at Nolensville Pike being lot 1 on the resubdivision of lot 1 Thompson Station of record in Book 7900, page 659, R.O.D.C., and more particularly described as follows:

Commencing at a point in the westerly ROW margin of Nolensville Pike in the southerly ROW margin of Bass Avenue; thence with the westerly ROW margin of Nolensville Pike along a curve to the left having a radius of 951.77 feet, a distance of 136.82 feet to the point of beginning; thence continuing with the same curve 61.76 feet to an iron rod;

Thence, S 42° 47' 18" W 216.35 feet to an iron rod;

Thence, S 49° 33' 41" E 114.00 feet to an iron rod;

Thence, N 40° 26' 19" E 10.00 feet to an iron rod;

Thence, S 50° 05' 34" E 200.00 feet to an iron rod;

Thence, S 39° 47' 23" W 109.63 feet to an iron rod;

Thence, S 49° 29' 42" E 97.24 feet to an iron rod in the westerly ROW margin of Cotton Lane;

Thence, with said ROW S 40° 15' 15" W 171.46 feet to an iron rod;

Thence, S 29° 55' 04" W 554.6 feet to a concrete monument;

Thence leaving said ROW N 52° 44' 52" W 549.98 feet to an iron rod;

Thence, N 13° 47' 44" W 139.98 feet to an iron rod;

Thence, S 81° 56' 26" W 330.39 feet to an iron rod;

Thence, N 14° 33' 08" E 109.61 feet to an iron rod;

Thence, N 12° 56' 15" E 299.33 feet to an iron rod;

Thence, N 88° 41' 39" E 385.83 feet to a P.K. nail in asphalt;

Thence, N 1° 18' 21" W 80.00 feet to an iron rod;

Thence, N 88° 41' 39" E 354.00 feet to an iron rod;

Thence, N 40° 49' 35" E 317.00 feet to the point of beginning.

The above description is based upon the As-Built Survey by A & A Engineers, Inc., dated December 17, 1993, as revised March 9, 1994, Job No. 5216-93.

Being part of the same property conveyed pursuant to deed of record in Book 8886, page 950, Book 8886, page 954, Book 8886, page 958, Book 8886, page 963, and Book 8886, page 967, Register's Office for Davidson County, Tennessee.

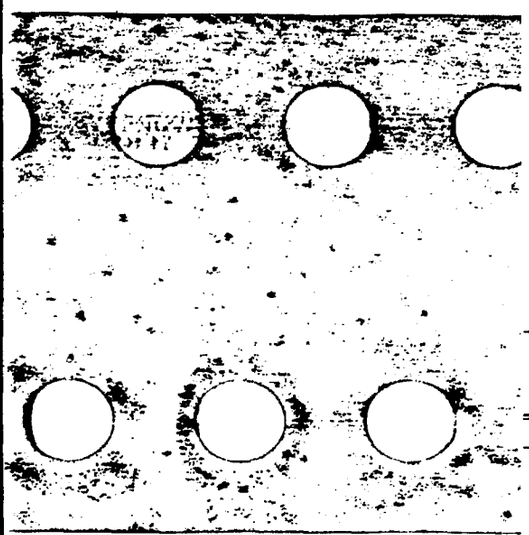
35447
IDENTIF. & REFERENCE

94 APR -5 PM 2:40
REGISTER
DAVIDSON COUNTY, TN.

137539 BWOOD
061590-001 3/16/94

0062 04/05 0101 03CHECK 31189.50

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



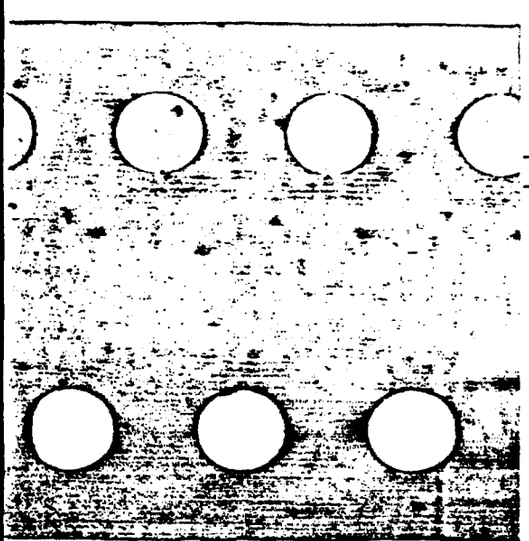
RECEIVED OF _____

FOR _____

BOOK 9302 PAGE 251

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
				8425000.00
				CON TX 31172.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 31189.50
				CHECK 31189.50
			04/05/94 01	14:41 0001 0062



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35447 IDENTIF. ↑ REFERENCE

94 APR -5 PM 2:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 775314