#279490 4/20/94 plm

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (DMS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Century Land Company-Tennessee c/o Bill Heard Enterprises, Inc. P. O. Box 6749 Columbus, GA 31907	Same	Map 163, parcels 141 and 191

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FORD MOTOR CREDIT COMPANY, a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CENTURY LAND COMPANY-TENNESSEE, a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Collins Park Drive and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Interstate 24, said margin also being the southerly margin of Collins Park Drive as shown on the plan of resubdivision of Lot No. 2, Section 1, Collins Park of record in Book 4660, Page 81, Register's Office for Davidson County, Tennessee, said point being easterly 700 feet more or less, as measured along said southerly margin from the easterly margin of Bell Road;

THENCE, with the terminus of said Collins Park Drive with a curve to the left 78.54 feet to a point, said curve having a central angle of 90° 00′ 00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of N 80° 57′ 49" E, 70.71 feet;

LEGIBILITY OF WRITING ... THIS DOCUMENT UNSATISFACTORY ... WHEN RECEIVED

THENCE, leaving said terminus with the southerly line of aforementioned Lot No. 2, S 54° 02′ 11" E, 497.61 feet to a point;

THENCE, with the easterly line of said Lot No. 2, N 35° 58′ 20" E, 317.70 feet to a point in the southerly margin of the CSX Transportation (railroad);

THENCE, with said southerly margin with a curve to the left 1082.60 feet to a point, said curve having a central angle of 21° 16′ 50", a radius of 2914.79 feet, a tangent of 547.61 feet, and a chord of S 72° 51′ 49" E, 1076.39 feet;

THENCE, leaving said southerly margin with westerly margin of Hickory Hollow Parkway the following calls:

S 17° 41′ 17" E, 316.64 feet to a point;

S 24° 43′ 34" E, 204.89 feet to a point;

S 00° 12′ 34" E, 139.47 feet to a point;

S 49° 09′ 26" W, 132.86 feet to a concrete monument;

N 69° 48′ 34" W, 524.61 feet to a concrete monument;

N 64° 54′ 55" W, 163.26 feet to a concrete monument in the northerly margin of Interstate 24.

THENCE, with said northerly margin N 54° 50′ 17" W, 839.44 feet to a concrete monument;

THENCE, continuing with said northerly margin N 54° 02′ 11" W, 547.61 feet to the point of beginning.

Containing 740,843 square feet or 17.01 acres, more or less.

Being the same real property conveyed to Grantor by instruments of record in Book 8603, page 437, said Register's Office and Book 8605, page 736, said Register's Office.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any

wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and representatives, to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A attached hereto), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 26 day of April, 1994.

FORD MOTOR CREDIT COMPANY

By: _____

Title: R. P. Conrad, Assistant Secretary

STATE OF MICHIGAN)

COUNTY OF WAYNE)

Personally appeared before me, the undersigned, a Notary Public, R. P. CONRAD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ASSISTANT SECRETARY of Ford Motor Credit Company ~~of~~ _____, a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 26th day of April, 1994.

94 MAY 2 PM 2:51 FELIX A. DAVID WAYNE CO. MICH.

45140 IDENTIF. & REFERENCE

_____
Notary Public

CONSUELO C. TAYLOR
Notary Public, Wayne County, Michigan
My Commission Expires January 31, 1995

My Commission Expires:

January 31, 1995

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $1,550,000.

James W. Cameron, attorney
Affiant

Subscribed and sworn to before me, this 2 day of ~~April~~ May, 1994.

Jane Caylean
Notary Public

My Commission Expires:

March 21, 1998

EXHIBIT A

[Permitted Exceptions]

1. Taxes for 1994, a lien, but not yet due and payable.

2. Columbia Gulf Pipeline Easement recorded in Book 2203, page 577, Register's Office for Davidson County, Tennessee; Easement for right-of-way of a gas pipe line granted Gulf Interstate Gas company by J. B. Turner and wife, and other rights as set out in Instrument of record in Book 2203, page 573, Register's Office for Davidson County, Tennessee, and conveyed to Pipeline Company by instrument of record in Book 2875, page 299, said Register's Office; Easement for right-of-way of a gas pipe line and other rights and privileges granted Columbia Gulf Transmission Company, by final decree recorded in said Register's Office in Book 3536, page 623, as amended in Book 4536, page 540, said Register's Office.

3. All matters shown on the Plan of record in Book 4660, page 81, said Register's Office.

4. Subject to a 40-foot Nashville Electric Service Easement of record in Book 5380, page 722, said Register's Office.

5. Easement for Sanitary Sewer and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County by instrument of record in Book 7389, page 165, said Register's Office.

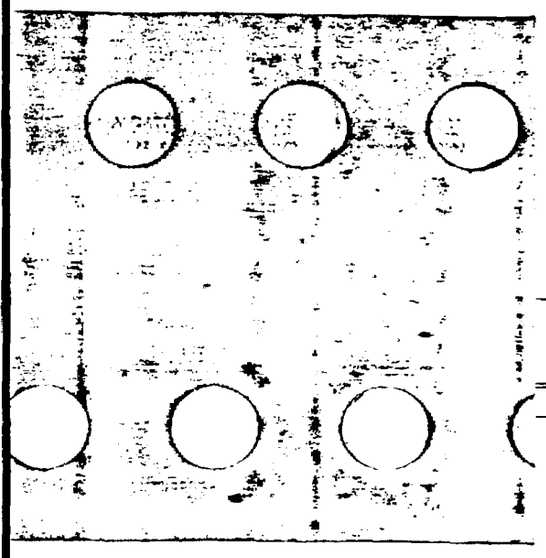
0595 05/02 0101 03CHECK 5756.00
0595 05/02 0101 03CHECK 5756.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

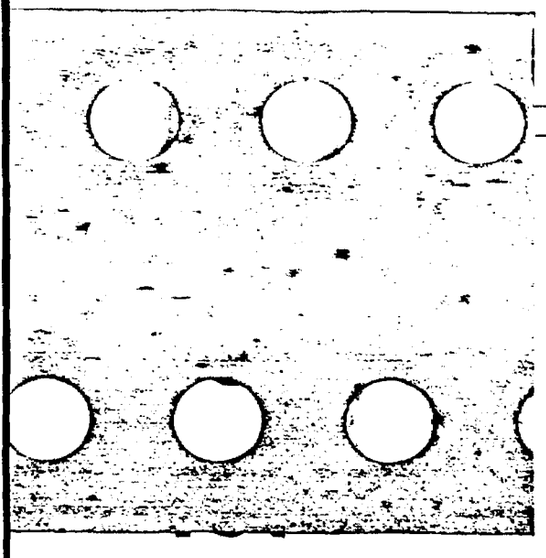
BOOK 9329 PAGE 997

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
				AMT 1550000.00
				CON TX 5735.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 5756.00
				CHECK 5756.00

05/02/94 01 13:56 0001 0695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45140 IDENTIF. ← REFERENCE

94 MAY -2 PM 1:57

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 785787