Bk 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James A. & Carolyn Jackson 1117 Windsor Drive Gallatin, TN 37066	35-15-48	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (DAR) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 9355 PAGE 571

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NORTHGATE BUSINESS PARK ASSOCIATES, an Indiana limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to JAMES A. JACKSON and, wife, CAROLYN JACKSON, individual residents of Sumner County, Tennessee (collectively, the "Grantee"), Grantee's heirs, 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. Real estate taxes for the current year which have been prorated between the parties;

2. All matters shown on the Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee; and

4. Right of others in and to the common areas, if any, of Northgate Business Park, located on the Property.

This is unimproved property, known as Lot 20, Northgate Business Park, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,125.00.

Loretta B. Lane
Affiant

Subscribed and sworn to before me this 24th day of May, 1994.

David Rutter
Notary Public
My Commission Expires: 11/27/97

154195.1 DRUTTER
043560-051 5/24/94

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24 day of May, 1994.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership

By: _____
Thomas C. Gibson
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing General Partner of Northgate Business Park Associates, the within named bargainor, an Indiana limited partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Managing General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of May, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11/22/1994

EXHIBIT A

BOOK 9355 PAGE 573

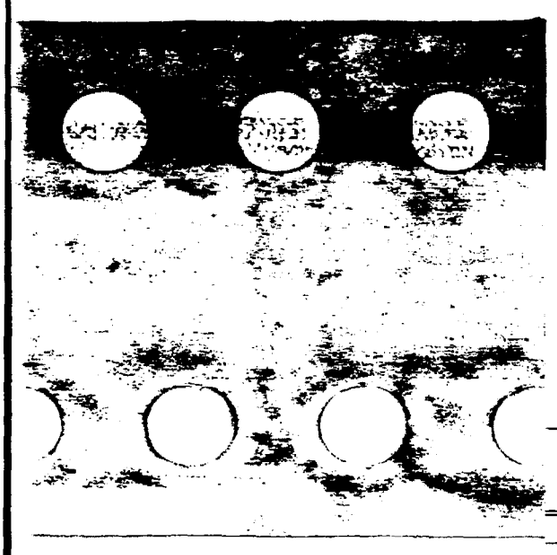
Land in Davidson County, Tennessee, being Lot No. 20 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Northgate Business Park Associates by deed from Space Park Properties, Ltd. of record in Book 7491, page 509, Register's Office for Davidson County, Tennessee.

53739
IDENTIFICATION REFERENCE

94 MAY 24 PM 2:54
FELIX A. DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0044 05/24 0101 03CHECK 216.50



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

RECEIVED OF _____

FOR _____

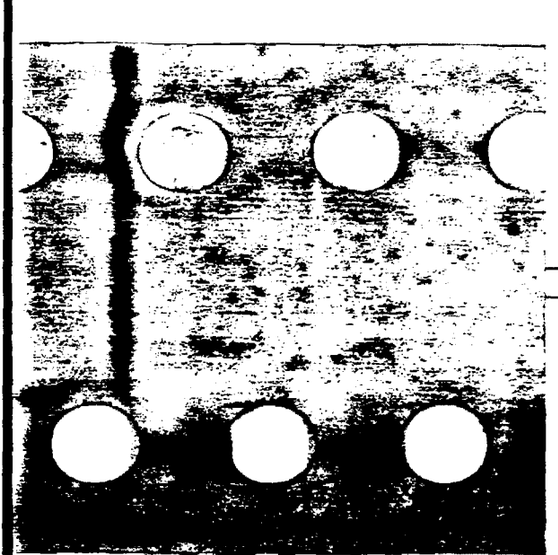
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55125.00
CON TX	203.50
PRFEE	1.00
MDEED	12.00
TOTAL	216.50
CHECK	216.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0044



53739
IDENTIF. & REFERENCE

94 MAY 24 PM 2:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 795034