37

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cowan & Cowan, L.P. 1740 River Hills Drive Nashville, TN 37210	Same	Map 134-0 Parcel 304
This instrument prepared by: Boult, Cummings, Conners & Berry (PLA) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MAK PROPERTIES (A LIMITED PARTNERSHIP), a Tennessee limited partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys to COWAN & COWAN, L.P., a Tennessee limited partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

COWAN & COWAN, L.P.

By: Leland J. Cowan
Leland J. Cowan, General Partner

Subscribed and sworn to before me this 30th day of August, 1994.

Lea Ann Kelly
Notary Public
My Commission Expires: 11-30-97

LEA ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

2. Terms and conditions of the Declaration of Restrictions and Grant of Easements, of record in Book 8073, page 211, Register's Office for Davidson County, Tennessee, as amended By First Amendment to Declaration of Restrictions and Grant of Easements, of record in Book 9424, page 163, said Register's Office.

3. Easement granted in Easement Agreement of record in Book 8447, page 40, said Register's Office.

4. All matters shown on the Plan of record in Book 7900, page 780, said Register's Office.

5. All matters shown on the survey of Ragan-Smith Associates, Inc., dated March 29, 1990, revised August 26, 1994 (Job No. 79-148).

6. Easement granted in Agreement for Dedication of Easement Water Mains and Appurtenances, of record in Book 7672, page 983, said Register's Office.

7. Easement for ingress and egress as reserved and described in Warranty Deed, of record in Book 7080, page 847, said Register's Office.

8. Sewer easement granted The Metropolitan Government of Nashville and Davidson County by Baltz, A-1214.

9. Terms and conditions of Storm Water Detention Agreement, of record in Book 7137, page 158, said Register's Office.

10. Easement for right-of-way of Louisville & Nashville Railroad within the bounds of the herein described property, which contains therein an underground telephone cable.

This is unimproved property located on Franklin Limestone Road in Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made or supplied by Grantor, except as otherwise set forth herein.

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

Executed this 30th day of August, 1994.

MAK PROPERTIES (A LIMITED PARTNERSHIP)

BY: Design Space, Inc.,
General Partner

BY: _____

TITLE: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be _____ of DESIGN SPACE, INC., the general partner of MAK PROPERTIES (A LIMITED PARTNERSHIP), the within named bargainor, a Tennessee limited partnership, and that he as such _____ of the 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 _____ of DESIGN SPACE, INC., general partner of MAK PROPERTIES (A LIMITED PARTNERSHIP).

Witness my hand and seal, at office in Franklin, Tennessee, this the 30th day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-97

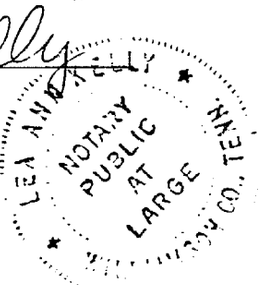


EXHIBIT A

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A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot 2 on the recorded plat entitled "Final Plat Resubdivision of Lot 1 On The Recorded Plat of Bakertown Industrial Subdivision Of Record In Book 6900, Page 164, R.O.D.C., TN" as recorded in Book 7900, Page 780, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being a part of the property conveyed to MAK Properties (A Limited Partnership) by Quitclaim Deed from Antioch Investments, Limited, of record in Book 8964, page 280, Register's Office for Davidson County, Tennessee.

3464 08/30 0101 03CHECK 3717.00

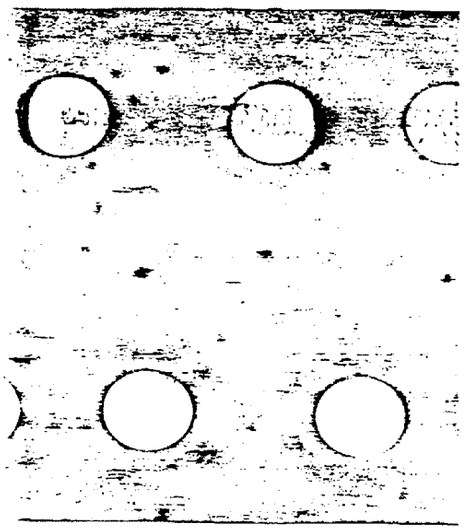
86293

IDENTIF. & REFERENCE

94 AUG 30 PM 4:46

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

175235.2 BJENSEN
058660-001 8/30/94





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
1000000.00
CON TX 3700.00
PRFEE 1.00
WDEED 16.00
TOTAL 3717.00
CHECK 3717.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/94 01 16:45 0001 3464

86293
IDENTIF. ↑ REFERENCE

94 AUG 30 PM 4:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 829853