50-A (JT)

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street Suite 2800
Nashville, Tennessee 37219

BOOK 9502 PG 578

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| James F. Digby | Same | 183-37 and |
| 14141 Old Hickory Blvd. | | 183-38 |
| Antioch, Tennessee 37013 | | |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, INTERCHANGE CITY ASSOCIATES, LTD., L.P., a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JAMES F. DIGBY (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 25th day of October, 1994.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

BY: AFPC EQUITY INVESTORS, LTD.,
GENERAL PARTNER

BY: _____
W. GERALD EZELL, GENERAL PARTNER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said county and state, W. GERALD EZELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a GENERAL PARTNER of AFPC EQUITY INVESTORS, LTD., a Tennessee limited partnership, the general partner of Grantor and is authorized by AFPC EQUITY INVESTORS, LTD., as general partner of Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 25th day of October, 1994.

MELINDA A. STORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Melinda A. Story
Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

_____
Affiant

Subscribed and sworn to before me this 25th day of October, 1994.

Lisa E. Peeman
Notary Public

My Commission Expires: 5-25-96

LISA E. PEEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing iron pin on the westerly end of the southerly return curve at the intersection of Heil Quaker Boulevard and Firestone Parkway; thence,

1. Southeasterly, with the return curve at the right having a radius of 25.00 feet, a distance of 39.32 feet (39.27' Deed) to an existing iron pin on the south right-of-way line of Firestone Parkway, an 80-foot road; said curve has a chord bearing and distance of S 87° 45' 28" W, 35.390 feet (S 87° 57' 39" E. 35.36 feet deed); thence,

2. With the south right-of-way line of Firestone Parkway, S 42° 57' 57" E, 707.30 feet (707.27 feet deed) to an existing iron pin; thence,

3. With the southwesterly right-of-way line of Firestone Parkway with a curve to the right having a radius of 3779.72 feet, a distance of 362.57 feet to an existing witness iron pin, continuing 45.12 feet for a total distance of 407.69 feet to a point in the West Branch of Hurricane Creek, the county line; said curve has a chord bearing and distance of S 39° 52' 33" E, 407.488 feet; thence,

4. With the northerly boundary line of Parcel 28.05 on Rutherford County Tax Map 17, S 78° 51' 38" W, 568.45 feet to an existing iron pin; thence,

5. With the northeasterly boundary line, in part, of Weigand property of record in Book 306, page 487, Register's Office for Rutherford County, Tennessee, N 19° 24' 56" W, 76.60 feet (N 19° 22' 49" W, deed) to an existing iron pin; thence,

6. With the north boundary line of said Weigand and the West Branch of Hurricane Creek, N 88° 46' 17" W, 140.92 feet (N 88° 42' 49" W, deed) to a point; thence,

7. With the north boundary line of the Weigand, Emerson Electric Company of record in Book 407, page 591, R.O.R.C., Tennessee and the West Branch of Hurricane Creek, S 71° 01' 11" W, 323.16 feet (S 70° 58' 11" W, deed) to a point in Creek; thence,

8. With the east boundary line of the property of the City of LaVergne as recorded in Deed Book 5425, page 573, Register's Office for Davidson County, Tennessee, N 19° 50' 53" W (N 19° 49' 00" W, deed) 29.90 feet to an existing witness iron pin, continuing 73.13 feet for a total distance of 103.03 feet to an existing iron pin; thence,

9. With the north boundary line of the property of the City of LaVergne, S 70° 04' 04" W, 59.94 feet (S 70° 08' 07" W, 59.95 feet) to an existing iron pin; thence,

10. Northerly, with the east right-of-way line of Heil Quaker Boulevard and a curve to the right having a radius of 849.95 feet, a distance of 885.15 feet (884.95 feet, deed) to an existing iron pin; said curve has a chord bearing and distance of N 17° 08' 46" E, 845.693 feet (N 17° 08' 33" E, 845.51 feet, deed); thence,

11. N 46° 59' 23" E, 127.19 feet (N 47° 02' 22" E, 127.23 feet, deed) to the point of beginning and containing 640,501 square feet or 14.704 acres, more or less as calculated by the above courses which were determined within the precision requirements of a class "URBAN" ALTA/ACSM Land Title Survey of 1992.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee Limited Partnership, by deed from McDowell Development Corporation, a Tennessee Corporation, of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real Estate taxes for 1994 and subsequent years.

2. Easement for sewer line of record in Book 5063, page 843, Register's Office for Davidson County, Tennessee.

3. Colonial Pipeline Company Easement of record in Book 3616, page 439, said Register's Office.

3. Sewer Easement of record in Book 4699, page 585, said Register's Office.

4. Subject to the flow of Hurricane Creek.

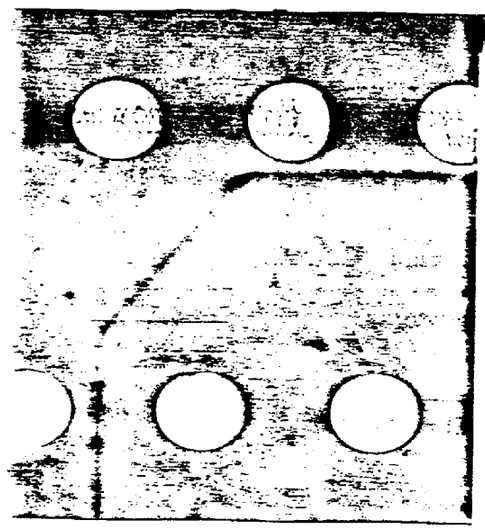
5. Restrictive Covenants of record in Book 4673, page 508, said Register's Office.

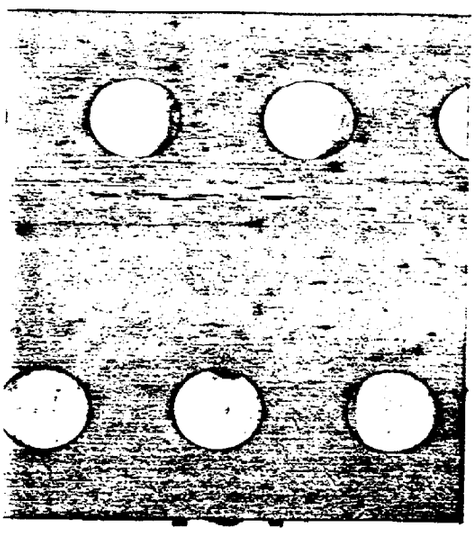
6. All matters shown on the survey of Tract 214 Interchange City Industrial Park dated October 6, 1994, prepared by Ragan-Smith-Associates, Inc., John O. Spry, Tennessee Registered Land Surveyor No. 727, Job No. 84-095.

03032
IDENTIF. & REFERENCE

94 OCT 26 PM 2:12
REGISTER
DAVIDSON COUNTY, TN.

1547 10/26 0101 03CHECK 942.00





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

RECEIVED OF _____

FOR _____

BOOK 9502 PG 582

| | | |
|---|---|---|
| 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 | |
| | | | | 250000.00 |
| | | | CON TX | 925.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | TOTAL | 942.00 |
| | | | CHECK | 942.00 |
| 10/26/94 | 01 | | 14:11 0001 | 1647 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03032
IDENTIF. # REFERENCE

94 OCT 26 PM 2:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 847794