12746

IDENTIFICATION REFERENCE

BOOK 9532 PG 160

FILE BOX 45

When Recorded Return to:
Veevers, Inc.
1468 Coleman Road
Franklin, TN 37064

9: NOV 30 AM 9:30

DAVIDSON CO. TN.

Map 173-4-0-A
Parcel 59 & 62

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 16th day of November, 1994 from SUN NLF LIMITED PARTNERSHIP, a Delaware limited partnership (the "Grantor") whose address is 6001 North 24th Street, Phoenix, Arizona 85016 to Veevers, Inc. (the "Grantee") whose address is 1468 Coleman Road, Franklin, TN 37064

WITNESSETH:

WHEREAS, Grantor holds legal title to certain real property more particularly described in Exhibit A attached hereto and incorporated (the "Property"); and

WHEREAS, Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property in consideration of payment by Grantee of the amounts set forth in the Contract for Sale of Real Estate by and between the Grantor and Grantee.

NOW, THEREFORE, for and in consideration of the Purchase Price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, sell and convey unto the Grantee all of the Property together with all tenements, hereditaments and appurtenances thereto; subject to all current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, appurtenances thereto belonging unto the Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when such claim is made by, through or under Grantor, but not otherwise.

Address New Owners As Follows:
Veevers, Inc.
1468 Coleman Road
Franklin, TN 37064

Send Tax Bills To:
Owner

Tenn/6011

BOOK 9532 PG 161

FILE BOX 45

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its representatives thereunto duly authorized.

SUN NLF LIMITED PARTNERSHIP
a Delaware Limited Partnership

By: Mari P. Berry, Vice President
Sterling Pacific National, Inc., general partner of
Sun Partners, General Partner

STATE OF ARIZONA)
)ss
County of Maricopa)

On this 16th day of November, 1994 before me, the undersigned officer, personally appeared Mari P. Berry, the Vice President of Sterling Pacific National, Inc., general partner of Sun Partners, general partner, on behalf of said limited partnership.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

12/2/97

OFFICIAL SEAL
KERRY ANN MILANO
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires 12/2/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The acutal consideration for this transfer is $40,000.00.

Voorhees, Inc.
By.

Affiant
Subscribed and Sworn to before me, this 17th day of November, 1994.

Notary Public

This instrument prepared by:
Sun NLF Limited Partnership
6001 North 24th Street
Phoenix, AZ 85106

3-25-95

EXHIBIT A

FILE BOX 45

BEING Lots Nos. 59 and 62 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

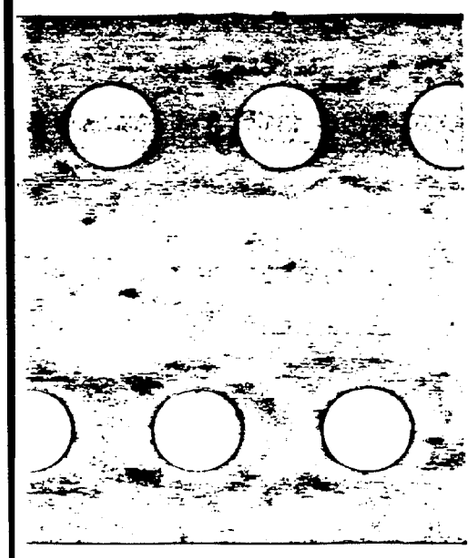
Being part of the same property conveyed to Sun NLF Limited Partnership, a Delaware Partnership, by deed from the Nashville 50 Joint Venture, of record in Book 9333, page 864, said Register's Office.

8175 11/30 0101 03CHECK 161.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



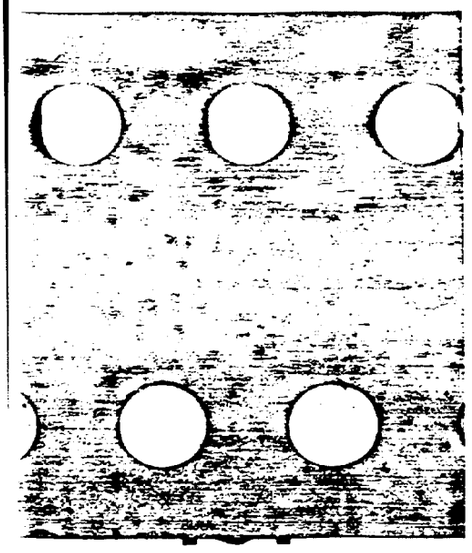
RECEIVED OF _____

FOR _____

BOOK 9532 PG 163

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00
11/30/94	01			09:30 0001 8175



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12746
IDENTIF. ↑ REFERENCE

94 NOV 30 AM 9:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 858205