30A

BOOK 9550 PG 795

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
P.J. Thakore and N.P. Patel	Same	Map 26
1505 Madison Street		Parcel 150
Clarksville, Tennessee 37040		

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, **NORTH CREEK ASSOCIATES, LTD.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **P.J. THAKORE AND N.P. PATEL,** as tenants in common (collectively the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat - Section Seven Northcreek Commons, of record in Book 8250, page 350, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to North Creek Associates, Ltd., a Tennessee Limited Partnership, by deed from Roy C. Flowers, of record in Book 6782, page 335, Register's Office for Davidson County, Tennessee.

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 A 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 this ___ day of _____, 1994.

NORTH CREEK ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: _____
W. Gerald Ezell, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said county and state, personally appeared 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 the 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 22 day of December, 1994.

_____
Notary Public

My Commission Expires: 7/25/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $311,000.00.

_____
Affiant

Subscribed and sworn to before me this 16th day of December, 1994.

_____
Notary Public

My Commission Expires: 5-25-96

STATE OF TENNESSEE

BOOK 9550 PG 797

EXHIBIT A

1. Real Estate Taxes for 1994 and subsequent years.

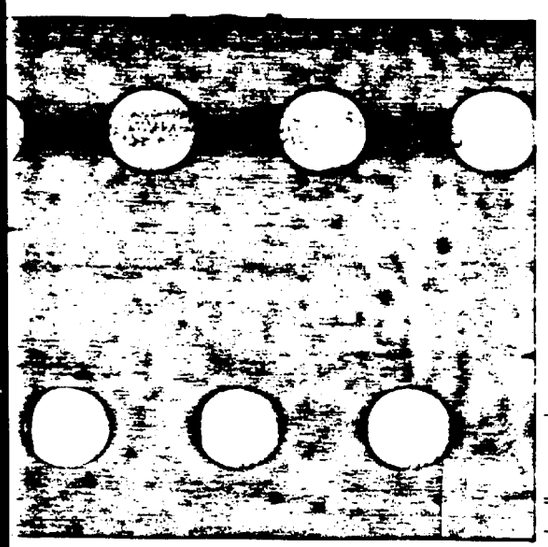
2. Matters shown on the Plan of record in Book 8250, page 350, Register's Office for Davidson County, Tennessee.

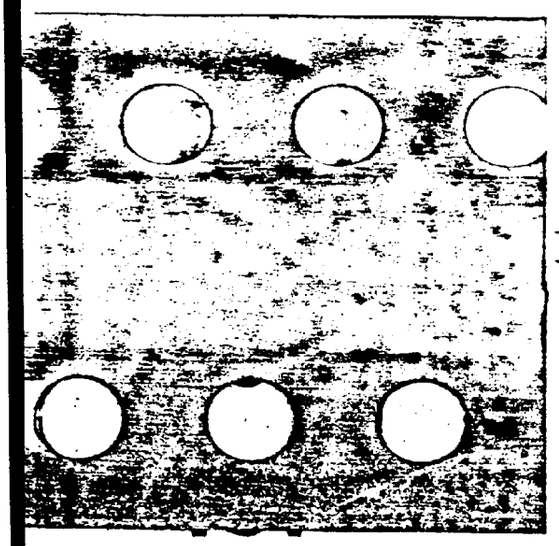
3. Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, of record in Book 7118, page 938, as amended in Book 7245, page 958, and Book 8195, page 337, said Register's Office.

21832

IDENTIFICATION REFERENCE

1:30 12/30 3101 03CHECK 1153.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9560 PG 798

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
311000.00
CON TX 1150.70
PRFEE 1.00
WDEED 12.00
TOTAL 1163.70
CHECK 1163.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/94 01 15:41 0001 8130

21832
IDENTIF. & REFERENCE

94 DEC 30 PM 3:42
REGISTER
DAVIDSON COUNTY, TN.

No. 868013