BOOK 9574 PG 785

Bk 51-B

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Perimeter Partners, a Tennessee General Partnership c/o H.A. Gilbert, Esq. 511 Union Street Suite 1500 Nashville, TN 37219	SAME	Map 134-14 Parcels 13, 14

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 which are hereby acknowledged, NationsBank, N.A. (Carolinas) as Successor Trustee for the NationsBank Pooled Pension and Profit Sharing Plan, formerly named the C&S/Sovran Pooled Pension and Profit Sharing Trust and successor to the Citizens and Southern Pooled Profit Sharing and Pension Trust (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Perimeter Partners, a Tennessee general partnership (herein referred to as "Grantee"), their heirs, successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT I:

Being an improved parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Harding Place, being Lot No. 2

as shown on the plan of Section One, Harding-Antioch Subdivision as of record in Book 6050, page 47, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly margin of Harding Place, said point being North 62 degrees 28 minutes 53 seconds East, 98.32 feet from the westerly margin of Antioch Pike, said point also being the northwesterly corner of Lot No. 1 as shown on the aforementioned plan of Section One, Harding-Antioch Subdivision, and being the northeasterly corner of the herein described parcel;

thence, leaving said southerly margin of Harding Place with the westerly line of said Lot No. 1, South 32 degrees 44 minutes 57 seconds East, 206.08 feet to a point in the northerly line of the property conveyed to A.L. Cone, et ux, by deed of record in Book 1236, page 90, R.O.D.C.;

thence, with a portion of said northerly line of the A.L. Cone property, South 54 degrees 29 minutes 31 seconds West, 69.88 feet to an iron pin at the northwesterly corner of said Cone property;

thence, with a severance line through the property conveyed to Harding-Antioch, Inc., by deed of record in Book 6225, page 948, R.O.D.C., South 57 degrees, 15 minutes 03 seconds West, 224.48 feet to a point;

thence, leaving said severance line with the easterly line of Lot No. 1 as shown on the plan of Section 4A, South Perimeter Park as of record in Book 5200, page 799, R.O.D.C., North 37 degrees 03 minutes 37 seconds West, 192.41 feet to a point;

thence, continuing with said easterly line North 02 degrees 24 minutes 42 seconds West, 67.96 feet to a point in the southerly margin of Harding Place;

thence, with said southerly margin of Harding Place with a curve to the left 189.77 feet to a point, said curve having a central angle of 09 degrees 05 minutes 43 seconds, a radius of 1,195.42 feet, a tangent of 95.08 feet, and a chord of North 67 degrees 18 minutes 21 seconds East, 189.57 feet;

thence, continuing with said southerly margin of Harding Place, North 62 degrees 28 minutes 53 seconds East, 88.11 feet to the point of beginning.

Containing 68,028 square feet or 1.56 acres, more or less.

TRACT II:

All of the easements of SVCHA, Ltd., a Tennessee Limited Partnership, described in and created by that certain Reciprocal Access Easement, dated April 20, 1988, by and between P.E.P. Properties, a Tennessee partnership, and SVCHA, Ltd., a Tennessee Limited Partnership, of record in Book 7522, page 813, re-recorded in Book 7527, page 36, Register's Office for Davidson County, Tennessee, which affect the property known as Lot 1 as shown on the plan of Section One, Harding-Antioch Subdivision as of record in Book 6050, page 47, Register's Office for Davidson County, Tennessee.

THE AFORESAID TWO TRACTS BEING shown and delineated on that certain as-build plat survey dated May 31, 1988, made for Citizens and Southern Trust Company, made by Wendell H. Talley, Sr., Tennessee Registered Land Surveyor No. 785, Barge, Waggoner, Sumner and Cannon, Inc., Nashville, Tennessee, which plat of survey is incorporated hereby by reference thereto.

Being the same property conveyed to Citizens and Southern Trust Company (Georgia), N.A., as Trustee for the Citizens and Southern Pooled Sharing and Pension Trust - Southern Institutional Realty Account, Pursuant to Amended and Restated Trust Agreement dated October 28, 1985, as Amended, by Deed from SVCHA, LTD., a Tennessee Limited Partnership, of record in Book 7619, page 483, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs, successors and assigns, in fee simple, forever.

GRANTOR COVENANTS WITH GRANTEE that the above-described property is free from all encumbrances made or suffered by Grantor, except as otherwise expressly set forth in this deed.

AND THE GRANTOR, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described property unto Grantee, its successors and assigns,

against the lawful claims of all persons claiming by, through or under Grantor.

Title to the property hereinabove described is subject to the following exceptions: Applicable zoning and building regulations; all visible easements; 1995 real estate taxes which are to be prorated between Grantor and Grantee; all restrictions, easements and limitations of record, including the following: deed of trust executed by P.E.P. Properties, a Tennessee partnership, to Jeffrey Schoenblum, Trustee, dated December 29, 1986, recorded in Book 7085, Page 971, Register's Office of Davidson County, Tennessee, in favor of M. A. Borchert, securing a debt in the principal sum of $950,000 (as to Tract II); easement for water mains and appurtenances granted Metropolitan Government of Nashville and Davidson County by instrument of record in Book 6692, Page 605, said Registry; all matters shown on plat of record in Book 6050, page 47, Davidson County Public Registry; restrictive covenants of record in Book 6291, Page 145, said Registry; reciprocal access easement as set out in Book 7522, Page 813 and rerecorded in Book 7527, Page 36, in said Registry; rights of tenants in possession, as tenants only, of the shopping center located thereon; matters shown and disclosed by survey prepared by Barge, Waggoner, Sumner and Cannon, dated May 31, 1988; lease agreement by and between M. A. Borchert (lessor) and John A. Parker and wife as individuals, Glen Pleasant and wife as individuals, T. W. Edwards and wife, as individuals, and Bread Box Food Stores,

Inc., jointly and severally (lessee), dated May 11, 1984, of record in Book 6292, Page 773 in said Registry (as to Tract II).

WITNESS this the 18th day of January, 1995.

GRANTOR:

NationsBank, N.A. (Carolinas) Successor Trustee for the NationsBank Pooled Pension and Profit Sharing Plan, formerly named the C&S/Sovran Pooled Pension and Profit Sharing Trust and successor to the Citizens and Southern Pooled Profit Sharing and Pension Trust

By: George Massengale

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,258,000.00.

Affiant

AFFIANT

Subscribed and sworn to before me, this 19th day of January, 1995.

Renee D. McAllester

NOTARY PUBLIC

My Commission Expires:

March 31, 1998

RENEE D. McALLESTER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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STATE OF North Carolina
)
COUNTY OF Mecklenburg)

Personally appeared before me, Kathy L. Bledsoe, a Notary Public for the state and county aforesaid, George Massengale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of NationsBank, N.A. (Carolinas) Successor Trustee for the NationsBank Pooled Pension and Profit Sharing Plan, formerly named the C&S/Sovran Pooled Pension and Profit Sharing Trust and successor to the Citizens and Southern Pooled Profit Sharing and Pension Trust, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 18 day of January, 1995.

Kathy L. Bledsoe
NOTARY PUBLIC

My Commission Expires:
October 8, 1995

KATHY L. BLEDSOE NOTARY PUBLIC CABARRUS COUNTY, N.C.

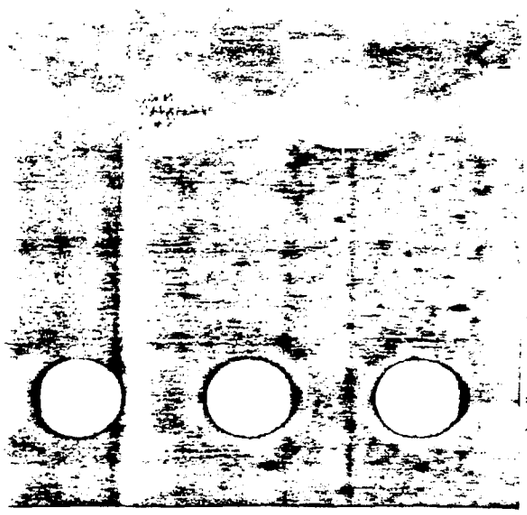
3402 01/19 01:01 03CHECK 4679.60

95 JAN 19 PM 4:17

26698

IDENTIFICATION REFERENCE

H:\RMCAL\PERIMETE.SWD (January 18, 1995)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

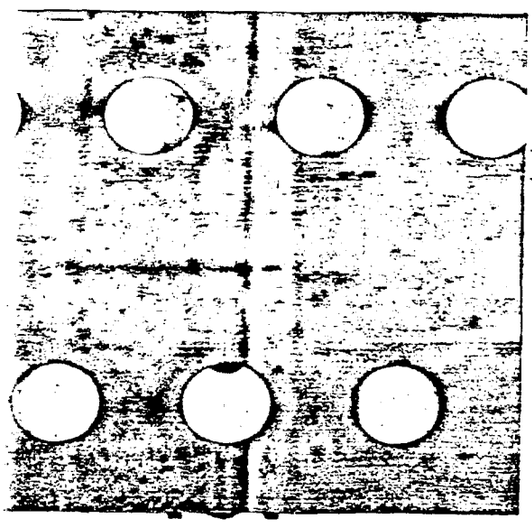
RECEIVED OF _____

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
1258000.00
CON TX 4654.60
PRFEE 1.00
WDEED 24.00
TOTAL ~~4679.60~~
CHECK ~~4679.60~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26698
IDENTIF. & REFERENCE

95 JAN 19 PM 4:17

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

01/19/95 01 16:16 0001 3602

No. 873423