This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
West Properties, L.P. 131 West Express Drive Nashville, TN 37210	Same	Map 93-16; Parcel 441

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, LDJ Corporation, (formerly D.J.L. Corporation) a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to West Properties, L.P., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Being a parcel of land in the Third Civil District, Davidson County, Tennessee, bounded on the west by T.C. Railroad, south by land owned by Wallace, and east by Brown's Creek relocated, more particularly described as follows:
>
> Beginning at a concrete monument in the east right-of-way of Tennessee Central Railway located approximately 300 degrees north of Murfreesboro Road, the beginning of a curve to the right; thence with said curve to the right having a radius of 1300.8 feet, a central angle of 32 degrees 33', a long chord of 729.1 feet bearing north 25 degrees 06' east to a concrete monument located 50' southerly from the center of Tennessee Central Railway; thence south 38 degrees 46' east, passing a witness monument at 524.47 feet, a total distance of 384.93 feet to a point in the center of Brown's Creek as relocated; thence upstream with the center of said creek south 58 degrees 20' west 520.7 feet to a point; thence north 73 degrees 22' west parallel and 296.1 feet northerly from the north margin of Murfreesboro Road passing a witness monument at 80.4 feet a total distance of 242.4 feet to the point of beginning, and containing 6.00 acres, more or less.
>
> Being the same property conveyed to D.J.L. Corporation, by Deed from H.G. Lipscomb & Company, of record in Book 7074, Page 132, Register's Office for Davidson County, Tennessee, the said D.J.L. Corporation having since changed its name to LDJ Corporation.
>
> The foregoing description is from the prior deed.

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

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 1995, a lien but not yet due and payable.

(2) Records do not disclose a right of access to and from the land and all liability by reason thereof is excepted.

(3) Easement for a sewer line as referred to in instrument of record in Book 737, Page 111, Register's Office for Davidson County, Tennessee.

(4) Easement for a power line granted United States for Tennessee Valley Authority, of record in Book 1153, Page 385, Register's Office for Davidson County, Tennessee.

(5) Easement for Sanitary Sewers and/or Storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Super Service Motor Freight Co., Inc., across premises as set out in instrument of record in Book 3767, Page 252, Register's Office for Davidson County, Tennessee.

(6) Slope and drainage easement 60 feet wide along the entire length of the southerly side of premises for Brown's Creek drainage as referred to in Deed of Record in Book 4025, Page 200, Register's Office for Davidson County, Tennessee.

(7) Easement of record in Book 372, Page 392, Register's Office for Davidson County, Tennessee.

(8) Easement of record in Book 9277, Page 148, Register's Office for Davidson County, Tennessee.

(9) Easement of record in Book 7121, Page 119, Register's Office for Davidson County, Tennessee.

(10) Easement for the flow of Brown's Creek.

(11) No insurance is afforded as to the exact amount of acreage contained in the property described herein.

This is improved property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 22nd day of February, 1995.

LDJ Corporation,
a Tennessee corporation

By: David Patterson
President

West\DJL.war:ddh

BOOK 9692 PG 451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **David Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of **LDJ Corporation**, the within named bargainor, a corporation, and who acknowledged that as such President, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 22nd day of February, 1995.

Connie Comer Hagberg
Notary Public

My Commission Expires:
5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

W. Lee Cobb, Attorney
Affiant

Sworn to and subscribed before me this 22nd day of February, 1995.

Connie Comer Hagberg
Notary Public

My Commission Expires:
5-23-98

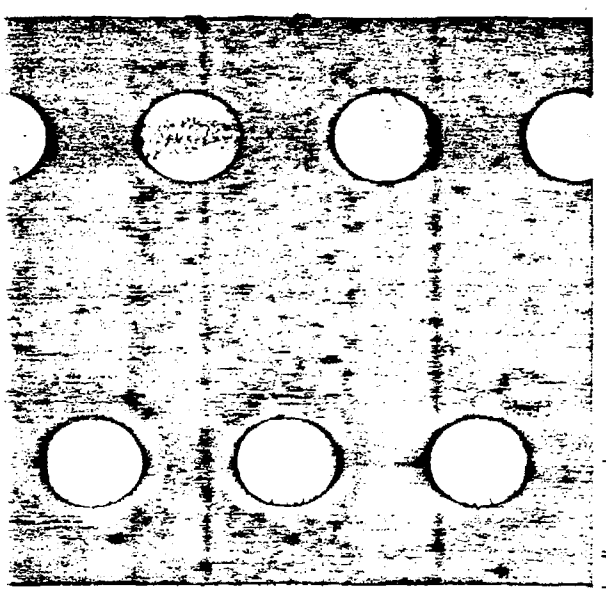
4426 02/23 0101 03CHECK 697.50

36645
IDENTIFICATION REFERENCE

95 FEB 23 PM 3:25
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

West\DJL.war:ddh



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

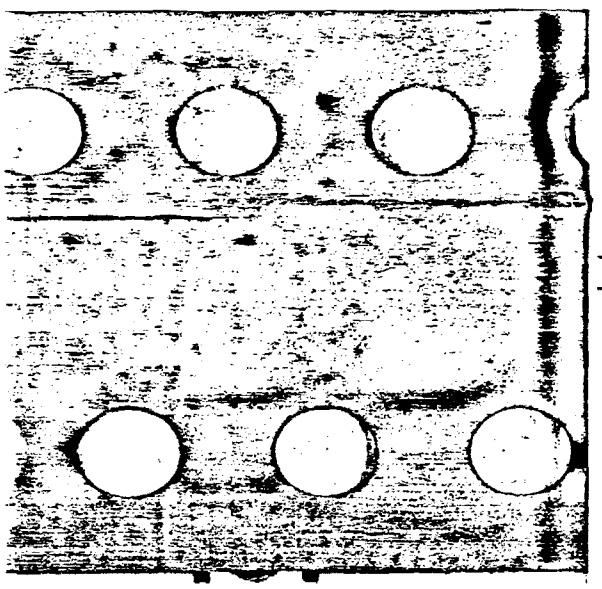
RECEIVED OF _____

FOR _____

BOOK 9602 PG 452

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL 697.50
CHECK 697.50

02/23/95 01 15:24 0001 4426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36645
IDENTIF. # REFERENCE

95 FEB 23 PM 3:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884113