THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

PDW Real Estate Limited Partnership P.O. Box 26006 Raleigh, NC 27611	Same	Part of Map 60 Parcel 84 (Part of Map 60, Parcel 93 to be added to Parcel 84)

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 1995.

Susan C. Howard
Notary Public

My commission expires: 10/27/97

SUSAN E. HOWARD NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

95 MAY 10 AM 10:00
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

59302
IDENTIF. 4 REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PDW REAL ESTATE LIMITED PARTNERSHIP, a North Carolina Limited Partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being a part or portion of Lot 14 on the Resubdivision of Lots 8, 9, and 14 Brick Church Business Park Phase Two, as of record in Plat Book 8250, page 419, Register's Office for Davidson County, Tennessee, and being a portion of the property of Charles W. Hawkins III, Trustee, as of record in Deed Book 7265, Page 969, said Register's Office, and being bounded on the North by part of said Lot 14, said subdivision, on the East by James Gatlin, as of record in Deed Book 3770, Page 545, and by Holman C. Millhouse, as of record in Deed Book 8406, Page 6, on the South by Lot 9, said subdivision, and on the West by the East or South Right-of-Way line of Brick Church Park Drive, and being more particularly described as follows:

BEGINNING at an iron rod in the East or South Right-of-Way line of Brick Church Park Drive at a common corner with Lot 9, said subdivision;

THENCE with the East or South Right-of-Way line of Brick Church Park Drive along a curve to the left, the central angle of which is 12° 53' 08", the radius of which is 310.00 feet, the chord of which is North 38° 07' 49" East, 69.57 feet, along an arc length of 69.72 feet to a point;

THENCE with a severance line through Lot 14 South 58° 18' 44" East, a distance of 230.63 feet to a point;

THENCE South 67° 29' 35" East, a distance of 360.00 feet to a concrete monument in the West property line of James Gatlin;

THENCE with the West property line of Gatlin South 01° 30' 54" West, a distance of 124.22 feet to an iron rod in the West property line of Holman C. Millhouse, at a common corner with Lot 9, said subdivision;

THENCE with the said Lot 9 North 88° 29' 06" West, a distance of 197.70 feet to an iron rod;

THENCE North 04° 40' 09" East, a distance of 101.42 feet to an iron rod;

THENCE North 66° 44' 56" West, a distance of 296.64 feet to an iron rod;

THENCE North 45° 25' 37" West, a distance of 149.61 feet to the point of BEGINNING.

This being a portion of the property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation and Robert F. Lance and wife, Lydo O. Lance as of record in Book 7265, page 969, Register's Office for Davidson County, Tennessee.

The above description has been derived from a plat of survey prepared by Cherry Land Surveying, R. Scot Cherry Surveyor No. 1512, 622 West Iris Drive, Nashville, TN 37204.

The conveyance set forth above is subject to the matters set forth on Exhibit A attached hereto and incorporated herein by this reference.

This is unimproved property.

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, its successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my successors, representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

It is the intent and purpose of this deed to complete the resubdivision of Lots 9 and 14 on the plan of the Resubdivision of Lots 8, 9, and 14 Brick Church Business Park Phase Two, as of record in Plat Book 7250, page 419, Register's Office for Davidson County, Tennessee, and to convey and transfer title to the Grantee to that portion of Lot 14 shown on said subdivision plan not previously owned by Grantee. It is declared and limited that the above described property shall be merged into and added to the portion of the said Lot 14 previously owned by the Grantee under deed of record in

Book 9086, page 65, said Register's Office and this property shall be and become a portion of Parcel 84 as shown on Metropolitan Tax Map No. 60.

WITNESS my hand this 2nd day of May, 1995.

Charles W. Hawkins III Trustee

CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John T. Cook, a Notary Public in and for the State and County the within named CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1995.

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires: 7/24/97

PDW.WD

EXHIBIT "A"

PERMITTED EXCEPTIONS TO TITLE

1. General and special taxes and assessments for the year 1996 and subsequent years which have been assumed by and shall be paid by Grantee. 1995 taxes have been prorated and shall be paid by Grantor.

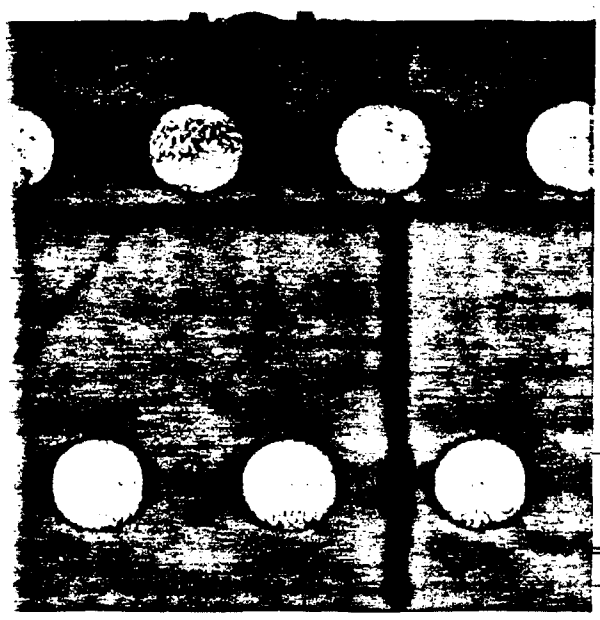
2. Matters shown on the plan of record in Plat Book 8250, page 419, Register's Office for Davidson County, Tennessee.

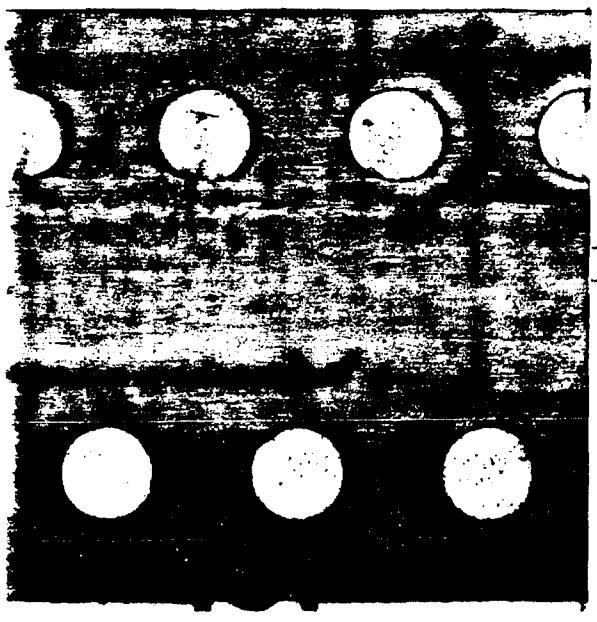
3. Restrictive Covenants as of record in Book 8255, page 536, and amended in Book 9338, page 19, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage in Book 6695, page 60, said Register's Office.

5. Storm water detention agreement of record in Book 8183, page 566, said Register's Office.

6. Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee of water mains to serve Brick Church Business Park as of record in Book 7893, page 459, Book 8127, page 848, and Book 8127, page 897, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9668 PG 316

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
05/10/95	01	10:02 0001	9380	

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
TDEED 16.00
ERR CO
~~TDEED 16.00~~
WDEED 16.00
TOTAL 305.60
CHECK 305.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59302
IDENTIF. ↑ REFERENCE

95 MAY 10 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908777