0087895

IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

95 AUG 10 AM 9:03

THIS INSTRUMENT PREPARED BY:

Allen Perlstein, Esq.
Jaspan, Ginsberg, Schlesinger,
Silverman & Hoffman
300 Garden City Plaza
Garden City, New York 11530

GRANTOR: Nashville Warehouse Associates

BOOK 9758 PG 124

GRANTEE: East Wells Corporation

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No:
% Net Lease Partners Realty Advisors, Inc. 355 Lexington Avenue New York, NY 10017	Net Lease Partners Realty Advisors, Inc. 355 Lexington Avenue New York, NY 10017	Map 34 Parcel 46

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by **EAST WELLS CORPORATION**, a Delaware corporation with an address % Net Lease Partners Realty Advisors, Inc., 355 Lexington Avenue, New York, New York 10017 (hereinafter referred to as "Grantee") and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE WAREHOUSE ASSOCIATES,** a New York limited partnership with an address at 40 Cutter Mill Road, Great Neck, New York 11021, (hereinafter referred to as "Grantor") does hereby bargain, sell, convey and transfers unto Grantee, its successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof (the "Property").

The Property is improved property located at 530 Myatt Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

The actual consideration for this transfer is $ 9,900,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of August, 1995.

KENNETH R. WONG
Notary Public, State of New York
No. 01WO4997932
Qualified in New York County
Commission Expires June 6, 19 96

Notary Public
My commission Expires: _____

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

Except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 7th day of August, 1995.

NASHVILLE WAREHOUSE ASSOCIATES
By: NWCGP CO., General Partner

By: _____
Name: Carl C. Valeri
Title: President

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On this 7th day of August, 1995, before me appeared CARL C. VALERI, who, being duly sworn by me did make oath and say that he is the President of NWCGP CO., the general partner of NASHVILLE WAREHOUSE ASSOCIATES, a limited partnership, the within named bargainor, and that he signed the foregoing instrument as such President of NWCGP, acting as general partner of the limited partnership, as the free act and deed of the said limited partnership.

In witness whereof, I have subscribed my name this 7th day of August, 1995

_____
Notary Public

KENNETH R. WONG
Notary Public, State of New York
No. 01WO5067992
Qualified in New York County
Commission Expires June 6, 1996

My Commission Expires:

C:\WP51\DOC\NASHVILL\SPECWARR.DED

EXHIBIT "A"

Case No. 95-28959

BEING a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Myatt Drive, South of Dry Creek and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way line of the CSX Transportation Railroad and the centerline of a railroad spur track leading to the Peterbilt Plant, said point being northeasterly 536.8 feet from Railroad Mile Post 176, said point also being 50 fee southeasterly of the centerline of the North bound main track at Railroad Valuation Station 1903+78.2;

THENCE, with said right-of-way line the following calls:

with the chord of a spiral curve to the left North 47° 25' 43" East, 43.22 feet to a point;

with a circular curve to the left 777.45 feet to a point, said curve having a central angle 23° 15' 00", a radius of 1,916.03 feet, a tangent of 394.18 feet and a chord of North 34° 45' 18" East, 772.18 feet;

with the chord of a spiral curve to the left North 21° 25' 29" East, 158.43 feet to a point;

THENCE, leaving said right-of-way lined with the southerly line of Tract No. 3 of property conveyed to E.I. DuPont de Nemours and Company by deed of record in Book 6237, page 171, Register's Office for Davidson County, Tennessee, South 55° 10" East, 1,758.9 feet to a point;

THENCE, continuing with said line North 76° 55' East, 211.4 feet to a point in the westerly right-of-way line of Myatt Drive;

THENCE, with said right-of-way line with a curve to the left 280.00 feet to a point, said curve having a central angle of 02° 46' 50", a radius of 5,769.58 feet, a tangent of 140.03 feet and a chord of South 14° 21' 52" East, 279.97 feet;

THENCE, leaving said right-of-way line with the northerly line of Tract No. 2 of the property conveyed to E.I. DuPont de Nemours and Company by deed of record in Book 6237, page 171, Register's Office for Davidson County, Tennessee, South 76° 55' West, 816.8 feet to a point;

THENCE, continuing with said line South 83° 45' West, 420.5 feet to a point in the centerline of a railroad spur track to the Peterbilt Plant;

THENCE, with said centerline the following calls:

with a curve to the left 60.45 feet to a point, said curve having a central angle of 07° 14' 30", a radius of 478.34 feet, a tangent of 30.27 feet and a chord of North 42° 44' 45" West, 60.41 feet;

North 46° 22' West, 716.1 feet to a point;

with a curve to the left 511.91 feet to the point of beginning, said curve having a central angle of 61° 25' 45", a radius of 478.34 feet, a tangent of 284.20 feet and a chord of North 77° 04' 53" West, 488.63 feet.

BEING the same property conveyed to Nashville Warehouse Associates, a New York limited partnership, by Deed of Record in Book 5835, page 701, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

1. 1995 Taxes, a lien, which are not yet due and payable.

2. Terms and provisions of Lease, Memorandum of which is recorded in Book 9059, page 457 of Davidson County Register's Office.

3. Easements to Davidson County Tennessee in Book 3428, page 366 of Davidson County Register's Office.

4. Easement as set forth in instrument recorded in Book 4804, page 398 of Davidson County Register's Office.

5. Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 8625, page 219 of Davidson County Register's Office.

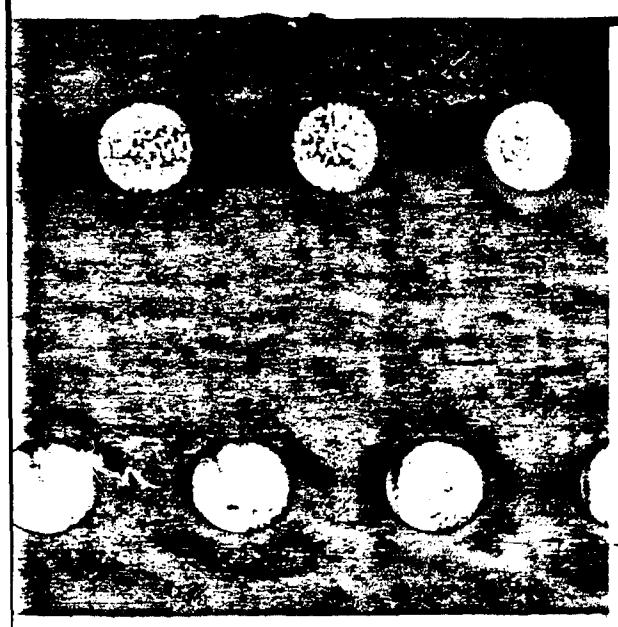
6. Easement as set forth in instrument recorded in Book 4391, page 969 of Davidson County Register's Office.

7. Easement for spur tracks set forth in Book 5835, page 70 of Davidson County Register's Office.

8. Easement Agreement by and between Nashville Warehouse Associates and E.I. DuPont de Nemours and Company dated as of December 31, 1994 and set forth in Book 9575, page 229 of the Davidson County Register's Office.

C:\WP51\DOC\NASHVILL\EXHIBIT.B

0745 08/10 3101 03:CHECK 36647.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

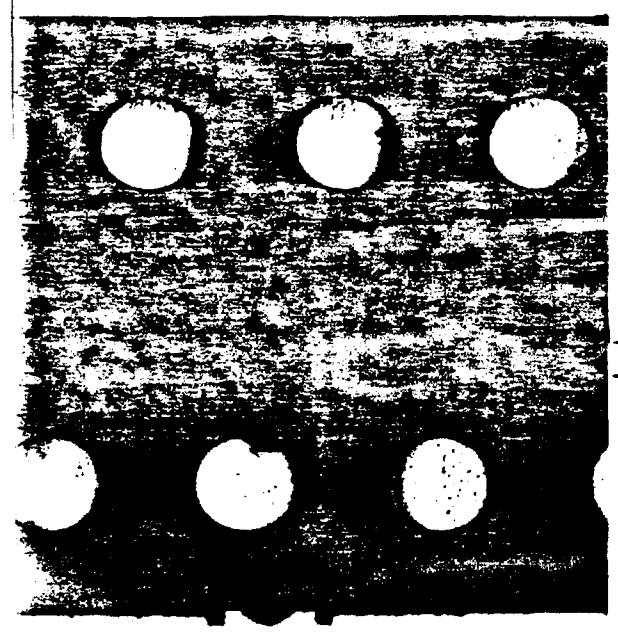
RECEIVED OF _____

BOOK 9758 PG 128

FOR _____

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
9900000.00
CON TX 36630.00
PRFEE 1.00
WDEED 16.00
TOTAL 36647.00
CHECK 36647.00
08/10/95 01 09:03 0001 0745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00087895
IDENTIF. ↑ REFERENCE

95 AUG 10 AM 9:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939759