50ft

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

BOOK 9786PG503

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Lex Farms I, L.P. c/o Lex Farms I Co., LLC 1001 W. Cypress Creek Road Suite 306-G Fort Lauderdale, Florida 33309	Same	26-119 and 26-4

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 **LEX FARMS I, L.P.**, a Mississippi limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

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 B 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 successors 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 successors and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

BOOK 9786 PG 504

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 5th day of September, 1995.

NORTH CREEK ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: W. Gerald Ezell
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 5th day of September, 1995.

Lisa E. Perna
Notary Public

My Commission Expires: 5-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,131,385.00 .

Lisa E. Perna
Affiant

Subscribed and sworn to before me this 5th day of September, 1995.

Barbara S. Williams
Notary Public

My Commission Expires: BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1998

0097397
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee according to a survey dated August 2, 1995 and prepared by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 77-263, W.O. No. NC and being Phase One, as shown on the plan entitled "Final Plat, Section Eight, Northcreek Commons", recorded in Plat Book 7700, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an existing iron pin on the northeasterly right-of-way line of Conference Drive, (a 60 foot wide road), said pin being the common westerly corner of North Creek Associates, LTD. property as recorded in Deed Book 6782, page 335, Register's Office for Davidson County, Tennessee and the Fellowship of Christian Athletes property as recorded in Deed Book 8176, page 583, Register's Office for Davidson County, Tennessee; thence, leaving said right-of-way line and with the North line of the Fellowship of Christian Athletes property, North 84° 28' 13" East, 38.19 feet to an iron pin set, the point of beginning of the herein described tract of land, said pin being situated on the proposed northeasterly right-of-way line of Conference Drive, (a 96 foot wide road, at this point, right-of-way width varies); thence,

1. Leaving the North line of the Fellowship of Christian Athletes property and with the proposed northeasterly right-of-way line of Conference Drive, North 26° 02' 17" West, 126.82 feet to an iron pin set; thence,
2. Continuing with said proposed northeasterly right-of-way line, 4.74 feet along the arc of a curve to the right that has a radius of 1131.41 feet to an iron pin set at the southerly end of the southeast return curve at the intersection of the proposed northeasterly right-of-way line of Conference Drive and the southeasterly right-of-way line of proposed Northcreek Boulevard, (a 90 foot wide road), said curve has a chord bearing and distance of North 25° 55' 05" West, 4.74 feet; thence,
3. 233.93 feet along the arc of a return curve to the right that has a radius of 150.00 feet to a concrete monument set, said curve has a chord bearing and distance of North 18° 52' 48" East, 210.94 feet; thence,
4. With the southeasterly right-of-way line of proposed Northcreek Boulevard, North 63° 33' 30" East, 42.27 feet to a concrete monument set; thence,
5. Continuing with said proposed right-of-way line, 574.15 feet along the arc of a curve to the left that has a radius of 688.69 feet to an iron pin set, said curve has a chord bearing and distance of North 39° 40' 29" East, 557.67 feet; thence,
6. Leaving the easterly right-of-way line of proposed Northcreek Boulevard and with a new line of division thru the North Creek Associates, LTD. property as recorded in Deed Book 6804, page 160, Register's Office for Davidson County, Tennessee, South 82° 33' 28" East, 288.72 feet to an iron pin set; thence,
7. Continuing with said new line of division, North 52° 26' 32" East, 175.00 feet to an iron pin set; thence,
8. Continuing with said new line of division, South 82° 33' 28" East, 680.00 feet to an iron pin set; thence,
9. Continuing with said new line of division, South 55° 52' 45" East, 188.68 feet to an iron pin set in the westerly line of the Hanson Properties East, Inc. property as recorded in Deed Book 9246, page 432, Register's Office for Davidson County, Tennessee; thence,
10. With the westerly line of the Hanson Properties East, Inc. property, South 34° 07' 15" West, 623.40 feet to an existing iron pin; thence,
11. With the North line of the Picadilly Apartments as recorded in Plat Book 5200, page 592, Register's Office for Davidson County, Tennessee and the aforementioned Fellowship of Christian Athletes property, South 84° 35' 20" West, 827.93 feet to an existing iron pin; thence,
12. With the North line of the Fellowship of Christian Athletes property, South 84° 28' 13" West, 488.22 feet to the point of beginning.

BEING a portion of the same property conveyed to North Creek Associates, Ltd., by Deeds of Record in Book 6804, page 160 and Book 6782, page 335, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on the Plan of record in Book 9700, page 32, Register's Office for Davidson County, Tennessee.

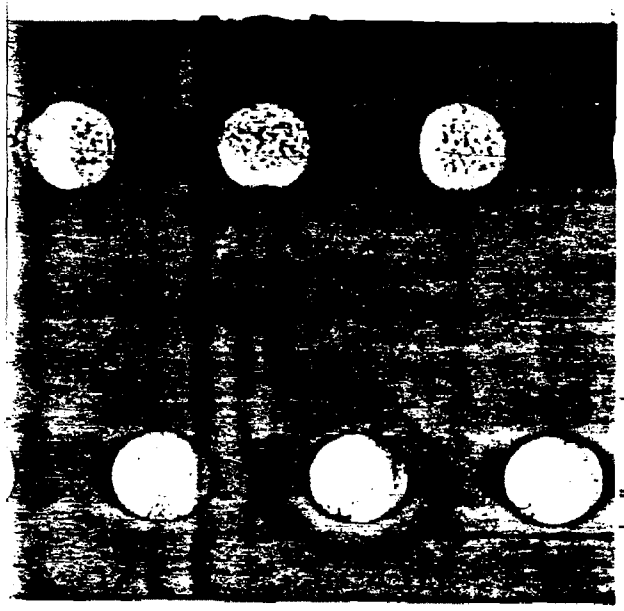
3. All matters shown on the ALTA/ASCM Land Title Survey dated August 2, 1995, last revised August 21, 1995, prepared by Ragan-Smith-Associates, Inc., John O. Spry, T.R.L.S. No. 727, Job No. 77-263.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title set forth in restrictions recorded in Book 7118, page 938, as amended in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 83 said Register's Office, and in and all instruments referred to in said restrictions.

5. Subject to the liens for any unpaid assessments and/or special assessments.

6. Rights of others in and to the common areas.

0979 09/06 0101 03CHECK 4203.18



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

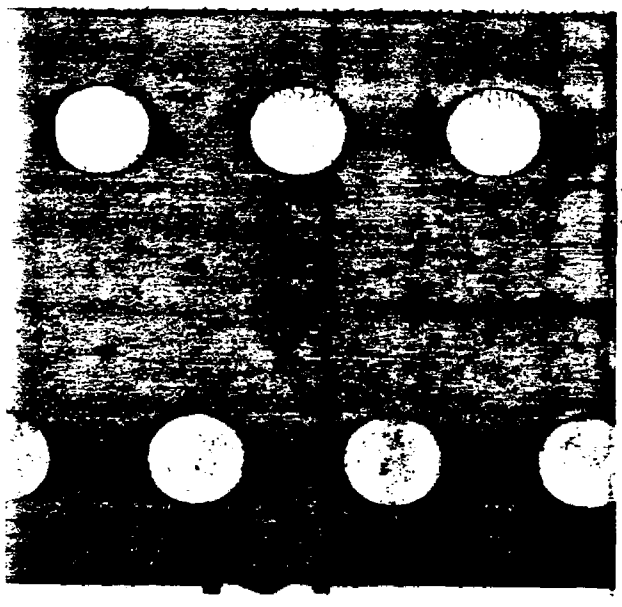
FOR _____

BOOK 9786 PG 507

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
1131385-00
CON TX 4186.18
PRFEE 1.00
WDEED 16.00
TOTAL 4203.18
CHECK 4203.18
09/06/95 01 14:04 0001 0979



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097397
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949876