276-267 (3
BK 35

BOOK 9800 PG 715

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Continental Assurance Company CNA Plaza - 15W Chicago, IL 60685 Attn: Assistant Vice President, Real Estate Services	New Owner	96-54

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, STEWARTS FERRY JOINT VENTURE, a Tennessee joint venture, by and through its sole remaining venturer, STEWARTS FERRY AT I-40, L.P., a Delaware limited partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto CONTINENTAL ASSURANCE COMPANY, an Illinois insurance company, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit "A" attached hereto and by this reference incorporated herein.

This is unimproved property.

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

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to 1995 ad valorem taxes, which have been prorated and assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 1st day of September, 1995.

"GRANTOR"

STEWARTS FERRY JOINT VENTURE, a Tennessee joint venture

By: STEWARTS FERRY AT I-40, L.P., a Delaware limited partnership, sole remaining venturer

By: DAVIDSON PROPERTIES, INC., a Tennessee corporation, general partner

By: _____
Robert D. Long, Jr., CAO and Controller

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert D. Long, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be CAO and Controller of DAVIDSON PROPERTIES, INC., a Tennessee corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as CAO and Controller, in its capacity as General Partner for STEWARTS FERRY AT I-40, L.P., a Delaware limited partnership, sole remaining venturer of STEWARTS FERRY JOINT VENTURE, the bargainor, a Tennessee joint venture, and that the corporation, as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

Witness my hand, at office, this the 18th day of September, 1995.

Antoinette M. Wolf
Notary Public

My Commission Expires:
Feb. 25, 2004



STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 20th day of September, 1995.

Steven L. West
Notary Public

My Commission Expires:
3/21/98

0102369
IDENTIF. & REFERENCE

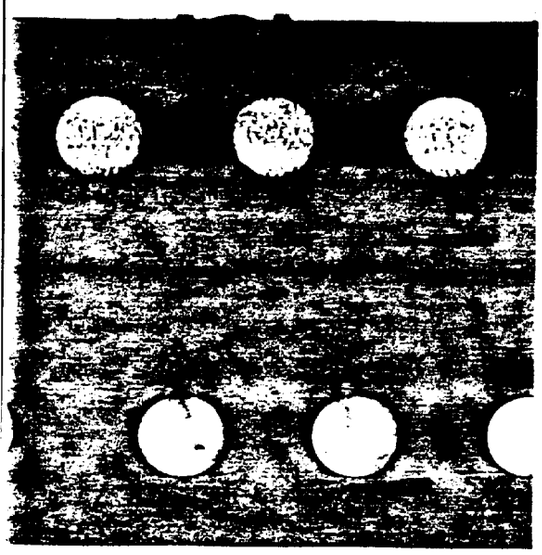
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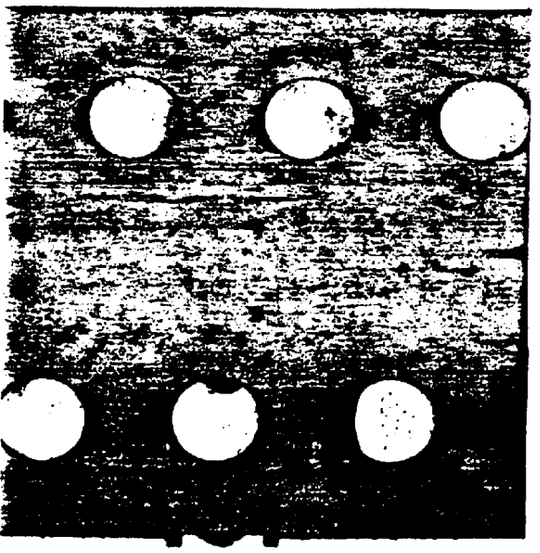
Exhibit "A"

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, and being located south of Stewarts Ferry Pike between McCrory Creek Road and I-40, and being part of Lot 2, Section 3, Larchwood Commercial Subdivision, as of record in Book 5200, page 389, RODC, Tennessee, more particularly described as follows:

Beginning at a concrete monument marking the intersection of the south margin of Stewarts Ferry Pike with the west margin of I-40; thence, with the right-of-way of I-40, S 38 degrees 19' 43" W, 288.00 feet to a concrete monument; thence, S 15 degrees 56' 42" W, 460.57 feet to a concrete monument; thence, leaving I-40 with the north line of Lot 1, CNA Insurance Company, N 37 degrees 33' 09" W, 574.54 feet; thence, N 87 degrees 27' 49" W, 440.00 feet; thence, S 50 degrees 32' 12" W, 400.00 feet; thence, N 39 degrees 27' 49" W, 335.00 feet to a point in the east margin of McCrory Creek Road; thence, with said Road, in a northerly direction along a curve to the left, said curve having a central angle of 17 degrees, 12' 30", a radius of 266.22 feet, a chord bearing N 47 degrees 27' 04" E, 79.66 feet and a curve length of 79.96 feet; thence, N 38 degrees 50' 49" E, 302.61 feet; thence, N 43 degrees 27' 49" E, 62.12 feet; thence, with a curve to the left having a central angle of 07 degrees 30' 22", a radius of 2606.85 feet, a chord bearing N 35 degrees 05' 38" E, 341.27 feet and a curve length of 341.51 feet; thence, N 42 degrees 21' 45" E, 44.00 feet to a point in the south right-of-way of Stewarts Ferry Pike; thence, with said right-of-way, S 72 degrees 08' 18" E, 226.09 feet to an existing concrete right-of-way monument; thence, S 74 degrees 14' 18" E, 497.83 feet to an existing iron pin; thence, S 18 degrees 42' 33" W, 97.00 feet to an iron pin; with an access control fence, S 67 degrees 57' 02" E, 98.35 feet to a concrete monument; thence, S 70 degrees 18' 02" E, 366.65 feet to the point of beginning, and containing 18.81 acres, more or less.

Being part of the same property conveyed to Stewarts Ferry Joint Venture, a Tennessee joint venture composed of Rochford Realty & Construction Co., Inc., a Tennessee corporation, and Stewarts Ferry at I-40, L.P., a Delaware limited partnership, by deed from Nashville Land Fund, Ltd., a Tennessee limited partnership, of record in Book 7294, page 76, Register's Office for Davidson County, Tennessee. This property description was prepared by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee Number 785, Barge, Waggoner, Sumner and Cannon, Inc., File Number 14749-01, July 25, 1995 update.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9800 PG 719

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
3000000.00
CON TX 11100.00
PRFEE 1.00
WDEED 16.00
TOTAL 11117.00
CHECK 11117.00
09/20/95 01 15:19 0001 6350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102369
IDENTIF. ↑ REFERENCE

95 SEP 20 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 955185