Grantee Address:	Send Tax Bills to:	Map Parcel No.:
Stephen E. Shavitz Easter & Eisenman P. O. Box 11008 High Point, NC 27265	Stephen E. Shavitz Easter & Eisenman P. O. Box 11008 High Point, NC 27265	26-15-41

BOOK 9818 PG 399

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 2nd day of October, 1995, by and between NASHVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership (hereinafter referred to as "Grantor"), and STEPHEN E. SHAVITZ AND WIFE, JOY C. SHAVITZ, individual residents of the State of North Carolina (hereinafter collectively referred to as "Grantee");

W I T N E S S E T H:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Grantor has granted, sold, and conveyed and does hereby grant, sell, and convey to Grantee all of that certain tract or parcel of land lying and being in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

The Property is conveyed subject to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

Grantor shall warrant and forever defend the title to said Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Prepared By:	After Recording Return to:
Minkin & Snyder, a professional corporation One Buckhead Plaza 3060 Peachtree Road Suite 1100 Atlanta, Georgia 30305	Maurice S. S. Hull Keziah, Gates & Samat, L.L.P. Suite 400 High Point Bank & Trust Building 300 North Main Street High Point, N.C. 27261-26208

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

NASHVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership

By: Theta Corp., a South Carolina corporation, its sole general partner

By: John H. Disher
Title: Vice President

[CORPORATE SEAL]

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

This 2nd day of October, 1995, personally came before me John H. Disher, who, being by me duly sworn, says that he is Vice President of Theta Corp., a South Carolina corporation, the sole general partner of Nashvest Associates, Limited Partnership, a Georgia limited partnership, and that said writing was signed and sealed by him, on behalf of said Theta Corp. by its authority duly given, acting as the sole general partner of Nashvest Associates, Limited Partnership. And the said Vice President acknowledged the said writing to be the act and deed of said Theta Corp., acting as sole general partner of Nashvest Associated Limited Partnership.

Jeanette C. Stancil
NOTARY PUBLIC

[NOTARIAL SEAL]

My Commission Expires:
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires October 13, 2003

JEANETTE C. STANCIL NOTARY PUBLIC SOUTH CAROLINA

BOOK 9818PG401

STATE OF SOUTH CAROLINA

COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 480,000.00 .

NASHVEST ASSOCIATES, LIMITED PARTNERSHIP

By: Theta Corp., its sole general partner

By: John H. Desha

Title: V.P.

Sworn to and subscribed before me this 2nd day of Oct., 1995.

Jeanette C. Stone

Notary Public

[NOTARIAL SEAL]

My Commission Expires:

NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires October 13, 2003

JEANETTE C. STONE NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT A

LEGAL DESCRIPTION

Lot 2 of Northside Festival, Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, according to Plat recorded in Book 9700, Page 39, of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Nashvest Associates, Limited Partnership, a Georgia limited partnership, by deeds of record in Book 9715, page 1 and Book 9715, page 13, Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights and easements granted in that certain Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center dated as of September 25, 1995 and recorded on or about the date hereof in the aforesaid Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 1995 and subsequent years, not yet due and payable.

2. Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center dated as of September 25, 1995, recorded on or about the date hereof in the Register's Office for Davidson County, Tennessee.

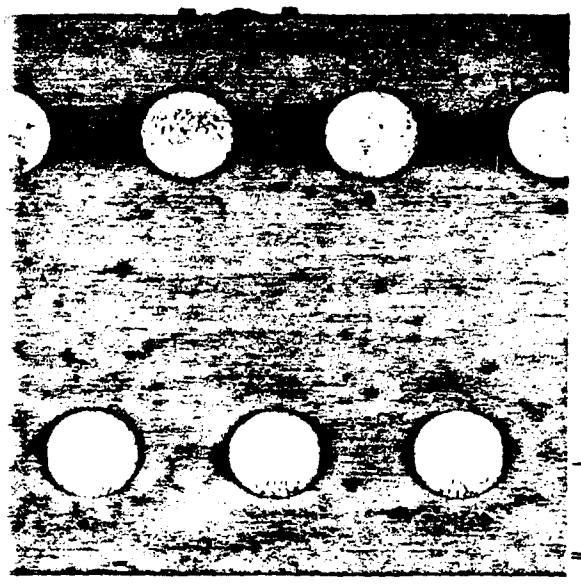
3. All matters shown on Plat recorded in Book 9700, Page 39, aforesaid records.

95 OCT -4 PM 3:02
DAVIDSON COUNTY, TN.

1108759
IDENTIF. # REFERENCE

3094 10/04 3:01 03CHECK 1797.00

TRADEPT\IHOP\SWD



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

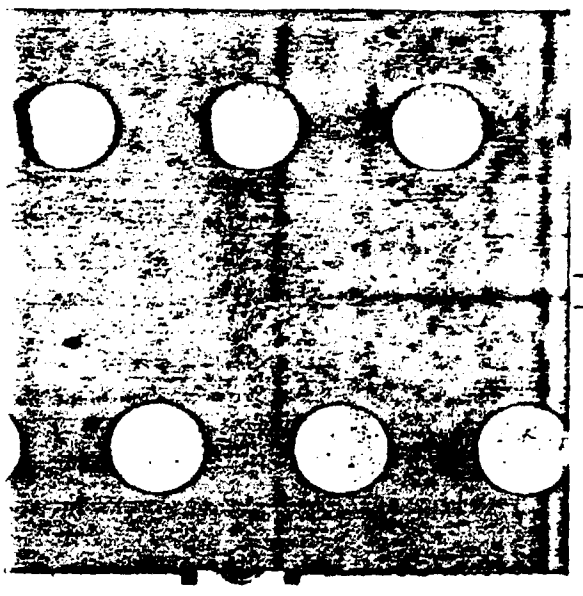
RECEIVED OF _____

FOR _____

BOOK 9818 PG 404

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
480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 20.00
TOTAL 1797.00
CHECK 1797.00
10/04/95 01 15:04 0001 3084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108759
IDENTIF. # REFERENCE

95 OCT -4 PM 3:0
FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, TN

No.961866