BOOK 9833 PG 813

SPECIAL WARRANTY DEED

FROM: **Freeman Webb Investments, Inc., Trustee**
TO: **Freeman Florida Venture, Ltd. d/b/a Freeman Florida Venture, L.P.**

Address New Owner(s):

Freeman Florida Venture, Ltd. 545 Mainstream Drive, Suite 101 Nashville, Tennessee 37228	Send Tax Bills to: Same	Map-Parcel No. Map 107 Parcel 133

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Nashville TN 37228 - mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,077,106.70..

AFFIANT

Subscribed and sworn to before me, this the 19th day of October, 1995.

NOTARY PUBLIC

My commission expires: March 23, 1996

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, Freeman Webb Investments, Inc., Trustee, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Freeman Florida Venture, Ltd. d/b/a Freeman Florida Venture, L.P.., hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A 3.61 more or less, acre tract of land lying in the 16th Councilmanic District of Davidson County, Tennessee, being a portion of Lot Number 1 of Section 3 of Camelot on the Parkway (unrecorded, April 27, 1972).

BEGINNING at a concrete monument lying on the northerly right-of-way line of Massman Drive (50 foot right-of-way), said concrete monument being further described as lying approximately 80 feet from the center line of Glastonbury Road (80 foot right-of-way); thence running in a westerly direction along the northerly margin of Massman Drive around a curve, having a radius of 885.38 feet, to the left a distance of 270.20 feet to a point; thence continuing along the northerly right-of-way line of Massman Drive around a curve, having a radius of 885.38 feet to the left a distance of 136.46 feet to a point; run thence North 66°50'51" West a distance of 90.97 feet to a concrete monument; thence leaving the said northerly right-of-way line of Massman Drive run North 7°02'15" East a distance of 241.30 feet to a point; thence South 70°05'39" East a distance of 308.09 feet to a point; thence South 72°09'32" East a distance of 225.41 feet to a point lying on the westerly right-of-way line of Glastonbury Road; run thence along said right-of-way line of Glastonbury Road around a curve having a radius of 1019.31 feet to the left, a distance of 163.61 feet to a concrete monument; thence around a curve having a radius of 210 feet to the right, a distance of 202.72 feet to a concrete monument; thence around a curve having a radius of 40 feet to the right a distance of 62.83 feet to the point of beginning, containing 3.61 more or less acres.

Being the same property conveyed unto Freeman Webb Investments, Inc, Trustee for Parliament Place, a joint venture by quitclaim deed from Robert E. Baker, Trustee for Parliament Place, a joint venture, dated September 30, 1994 and of record in Book 9833, Page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as Parliament Place Apartments.

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, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Terms and provisions of Memorandum of Lease from Parliament Place Joint venture to Web Service Company, Inc. dated 10/13/94 and recorded in Book 9492, page 5, re-recorded in Book 9589, page 342.
2. Water Line Easement as set forth in instrument recorded in Book 3165, page 632.
3. All matters shown on Plat recorded in Book 6250, page 891.
4. Rights of tenants in possession under unrecorded leases.

and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has set its hand on this 19th day of October, 1995.

"GRANTOR"

FREEMAN WEBB INVESTMENTS, INC., TRUSTEE

BY: _____

ITS: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S. Howe, Notary Public of said State and County, James A. Webb III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the grantor and is authorized by the grantor to execute this instrument on behalf of the grantor.

Witness my hand, at office, this 19th day of October, 1995.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN

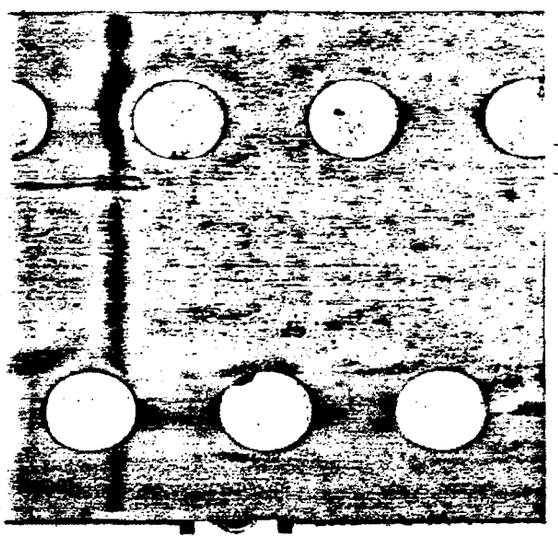
My commission expires: March 23, 1996

0114352
IDENTIFICATION REFERENCE

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7:04 10/20 3101 03CHECK 3994.27





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9833 PG 821

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
1077106.70
CON TX 3985.27
PRFEE 1.00
WDEED 8.00
TOTAL 3994.27
CHECK 3994.27

10/20/95 01 10:54 0001 9104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0114352
IDENTIF. & REFERENCE

95 OCT 20 AM 10:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 967809