SJ
B. 49
95-27972

Prepared by :

Alston & Bird
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Glenda Gail Bugg, Esq.

After recording return to:

Lawyers Title Insurance Corporation
SunTrust Center
Suite 200
424 Church Street
Nashville, Tennessee 37219
Attn: Stuart Jones

BOOK 9552 PG 542

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
DAVEVEST ASSOCIATES, LIMITED PARTNERSHIP c/o James Doran Company 741-B Johnnie Dodd Blvd. Mt. Pleasant, South Carolina 29464 Attention: Mary Ellen Sullivan	DAVEVEST ASSOCIATES, LIMITED PARTNERSHIP c/o James Doran Company 741-B Johnnie Dodd Blvd. Mt. Pleasant, South Carolina 29464 Attention: Mary Ellen Sullivan	26-16-1

THIS INDENTURE, made this 6 day of November, 1995 between USI PROPERTIES EAST, INC. (successor by name change to Hanson Properties East, Inc.) ("Grantor"), a Georgia corporation having its principal place of business at 950 East Paces Ferry Road, Atlanta Plaza, Suite 2075, Atlanta, Georgia 30326, and DAVEVEST ASSOCIATES, LIMITED PARTNERSHIP ("Grantee"), a Georgia limited partnership.

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the Grantee, the following described premises to-wit, situate in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

And Grantor for itself and for its successors does hereby covenant with Grantee, its successors and assigns that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and said

premises are free from all encumbrances except those described in Exhibit B, and that Grantor will forever warrant specially and defend the said premises and the title thereto against the lawful claims of all persons claiming through or under Grantor, but not further or otherwise, and in all events subject to the matters described in Exhibit B

This deed is executed pursuant to authority given by the Board of Directors of Grantor.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed, and these presents to be signed by its President the day and year first above written.

USI PROPERTIES EAST, INC., a Georgia corporation

By _____ (L.S.)
Name: Jeffrey Harland
Its: President

STATE OF GEORGIA

COUNTY OF FULTON

Before me Sarah E. Newham a Notary Public in and for the State and County aforesaid personally appeared Jeffrey Harland, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of USI PROPERTIES EAST, INC., the within named bargainor, a Georgia corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Atlanta, Fulton County, Georgia this 3rd day of November, 1995.

_____ (Notary Seal)
Notary Public

My commission expires Notary Public, Fulton County, Georgia My Commission Expires April 28, 1997

[Continued On Next Page]

BOOK 9552 PG 544

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $790,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of November, 1995.

Notary Public

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires April 28

[Notary Seal]

01120297

AA952990.097

EXHIBIT A

LAND lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described according to a survey dated March 19, 1987, and updated January 28, 1994, by McConnell Engineering Consultants, Inc., as follows:

BEGINNING at an old concrete monument in the northerly line of North Hill Estates, Section 2, recorded in Book 3700, page 51, Register's Office for Davidson County, Tennessee, said monument being the northwesterly terminus of Spring Branch Road, and also being the southeast corner of the E. R. Phillips, etux property, recorded in Book 4902, pages 99 and 228, Register's Office for Davidson County, Tennessee;

THENCE, along line of Duane Harrison Property, recorded in Book 7868, page 450, Register's Office for Davidson County, Tennessee, a length of 318.86 feet, along a 625.00 foot radius curve, which chord bears North 32° 15' 26" East 315.42;
THENCE, North 46° 54' 41" East 97.75 feet to an old concrete monument;
THENCE, North 42° 53' 48" West 465.22 feet to an old iron rod;
THENCE, North 75° 38' 48" West 200.00 feet to an old iron rod;
THENCE, South 70° 39' 23" West 321.48 feet to an old iron rod;
THENCE, South 38° 05' 22" West 128.50 feet to an old iron rod in the northerly line of the R. W. Ragland property, recorded in Book 6434, page 571, Register's Office for Davidson County, Tennessee;

THENCE, North 50° 56' 47" West 567.13 feet to an old iron rod, being the northeast corner of the John F. Roper, Trustee property, recorded in Book 6950, page 817, Register's Office for Davidson County, Tennessee;

THENCE, North 50° 49' 51" West 98.08 feet to the southeast corner of the Resubdivision of Mansker Meadows, Section 1, recorded in Book 2854, page 6, Register's Office for Davidson County, Tennessee;

THENCE, along lines of Section 1, resubdivided:
North 58° 28' 25" East 254.79 feet to an old iron rod;
THENCE, South 33° 36' 15" East 109.80 feet to an old iron rod;
THENCE, North 56° 20' 45" East 227.21 feet to an old iron rod (passing a rod at 50.08 feet);
THENCE, South 33° 04' 12" East 55.98 feet;
THENCE, North 58° 32' 42" East 145.13 feet to an old iron rod;
THENCE, North 31° 40' 50" West 24.26 feet;
THENCE, North 70° 44' 39" East 252.65 feet to an old iron rod (passing a rod at 125.13 feet) to the southeast corner of Mansker Meadows, Section 1, recorded in Book 2331, page 45, Register's Office for Davidson County, Tennessee;

(Continued on next page)

THENCE, along lines of Section 1:
North 62° 03' 31" East 218.80 feet;
THENCE, North 68° 18' 40" East 324.14 feet to an old concrete monument (passing a rod at 215.70 feet);
THENCE, North 73° 40' 43" East 210.88 feet to an old concrete monument (passing a rod at 111.10 feet);
THENCE, North 82° 03' 19" East 206.56 feet;
THENCE, North 82° 23' 43" East 124.86 feet to an old iron rod;
THENCE, North 83° 33' 03" East 125.08 feet to an old concrete monument, being the South corner of Mansker Meadows, Resubdivision of Parts of Sections 1 and 2, recorded in Book 2854, page 32, Register's Office for Davidson County, Tennessee;

THENCE, along lines of this Resubdivision;
North 70° 47' 42" East 331.63 feet;
THENCE, South 61° 16' 11" East 120.69 feet to the southwest corner of Mansker Meadows, Section 2, recorded in Book 2663, page 16, Register's Office for Davidson County, Tennessee;

THENCE, South 20° 28' 25" East 220.39 feet to an old concrete monument on the southwesterly terminus of Mansker Drive, being the southwest corner of Mansker Meadows, Section 3, recorded in Book 2900, page 26, Register's Office for Davidson County, Tennessee;

THENCE, along lines of Section 3:
South 30° 53' 27" East 50.72 feet to an old concrete monument, being the southeasterly terminus of Mansker Drive;
THENCE, South 22° 17' 14" East 179.95 feet;
THENCE, South 27° 44' 00" West 144.70 feet;
THENCE, South 12° 44' 00" East 754.75 feet to an old concrete monument (passing rods at 152.01 feet and 68.70 feet respectively);
THENCE, South 57° 13' 15" East 420.80 feet to an old iron rod (passing rods at 71.48 feet and 171.99 feet respectively);
THENCE, South 44° 00' 48" East 178.31 feet;
THENCE, North 62° 17' 41" East 252.46 feet to the centerline of Cumberland Hills Drive (passing the right-of-way monument at 227.40 feet);
THENCE, a length of 281.42 feet, along a 625.00 foot radius curve to the right, which chord bears South 18° 48' 32" East 279.05 feet;
THENCE, leaving said centerline, North 84° 08' 37" East 262.81 feet (passing the right-of-way monument at 25.00 feet);
THENCE, North 37° 18' 05" East 220.96 feet to an old concrete monument in a southerly line of Mansker Meadows, Section 2, recorded in Book 2663, page 15, Register's Office for

(Continued on next page)

Davidson County, Tennessee;

THENCE, South 27° 37' 45" East 501.45 feet to a point in the northwesterly right-of-way of Seaboard Railway (this point 33.98 feet short of an old iron rod);

THENCE, along Seaboard's right-of-way:
South 67° 23' 26" West 326.17 feet;
THENCE, a length of 1015.38 feet, along a 5849.68 foot radius curve (simplified), which chord bears South 62° 25' 04" West 1014.11 feet to the northeast corner of Phillips Ranch Subdivision, recorded in Book 5060, page 35, Register's Office for Davidson County, Tennessee;

THENCE, along lines of said Ranch:
North 44° 43' 49" West 487.17 feet to the northwesterly terminus of Cumberland Hills Drive;
THENCE, South 45° 18' 02" West 356.79 feet to an old concrete monument in the northerly line of North Hill Estates, Section 4, recorded in book 3842, page 229, Register's Office for Davidson County, Tennessee;

THENCE, North 51° 23' 06" West 226.11 feet to an old concrete monument, being the northeast corner of North Hill Estates, Section 3, recorded in Book 3842, page 185, Register's Office for Davidson County, Tennessee;

THENCE, North 51° 54' 41" West 773.78 feet to an old concrete monument (passing another monument at 390.74 feet), said monument being the northeast corner of the aforementioned North Hill Estates, Section 3;

THENCE, North 51° 40' 12" West 396.62 feet to an old concrete monument, being the northeasterly terminus of the aforementioned Spring Branch Road;
THENCE, North 52° 04' 50" West 53.47 feet to the point of beginning.

CONTAINING 103.24 acres, more or less.

BEING the same property conveyed to Hanson Properties East, Inc., by Deed of Record in Book 9246, page 426, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 9552 PG 548

PERMITTED ENCUMBRANCES

1. 1996 taxes, a lien, which are not yet due and payable

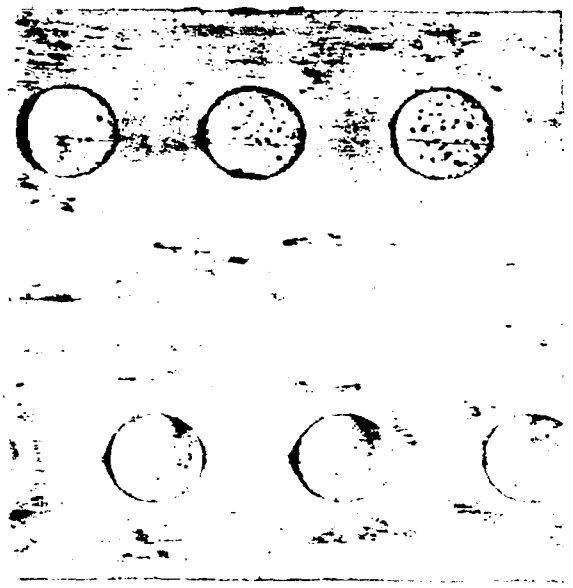
2. Ingress/Egress Easement(s) as set forth in instrument recorded in Book 7868, page 454, Davidson County, Tennessee records.

3. Easement for the flow of creeks.

4. Rights of Railroad as set forth in Book 2598, page 153, aforesaid records.

5. Title to that portion of the insured property within the bounds of Cumberland Hills Drive.

5485 11/06 0101 03CHECK 27.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

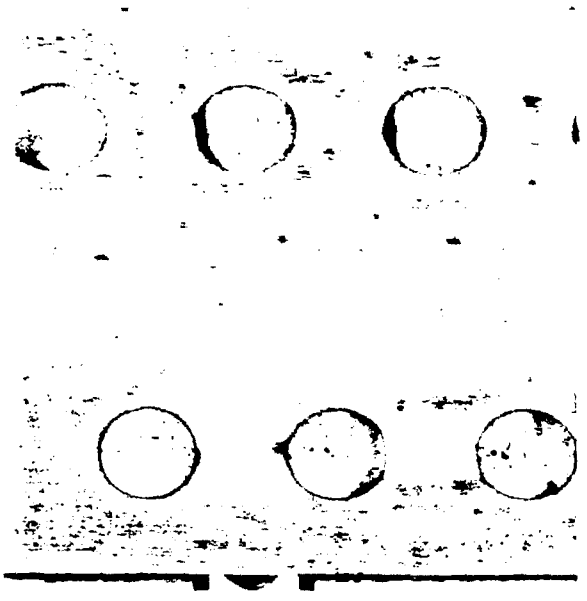
RECEIVED OF _____

FOR _____

BOOK 9852 PG 549

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
790000.00
CON TX 2923.00
PRFEE 1.00
WDEED 28.00
TOTAL 2952.00
CHEK 2952.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/95 01 16:17 0001 5485

0120297

95 NOV -6 PM 4:14

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 974098