BK 37 LL BOOK 9890 PG 63

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James and Linda Panchisin 1268 Lock Four (4) Road Gallatin, TN 37066	NEW OWNER	34-15-40
This instrument prepared by: Boult, Cummings, Conners & Berry (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P. ("Grantor"), has bargained and sold, and hereby transfers and conveys to James Panchisin and wife, Linda Panchisin (collectively, "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 1995.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

LORETTA B. LANE NOTARY PUBLIC

0322670.01
043560-057 12/15/95

2. Matters shown on the Plan of record in Book 7900, page 421, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7687, page 513, said Register's Office.

4. Matters appearing on survey dated December 13, 1995, prepared by Earl Robert Caldwell, TN R.L.S. No. 1083, entitled "Boundary Survey for Northgate Business Park Associates".

Grantor covenants with Grantee that the property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by through or under Grantor..

Executed this 15th day of December, 1995.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership d/b/a
NORTHGATE BUSINESS PARK ASSOCIATES, L.P.

By: _____
Thomas C. Gibson, Managing General Partner

This is unimproved property, known as Lot 12-A Northgate Business Park, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Loretta B. Lane the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be managing general partner of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as managing general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of December, 1995.

Loretta B. Lane
NOTARY PUBLIC

My Commission Expires: 5/23/98

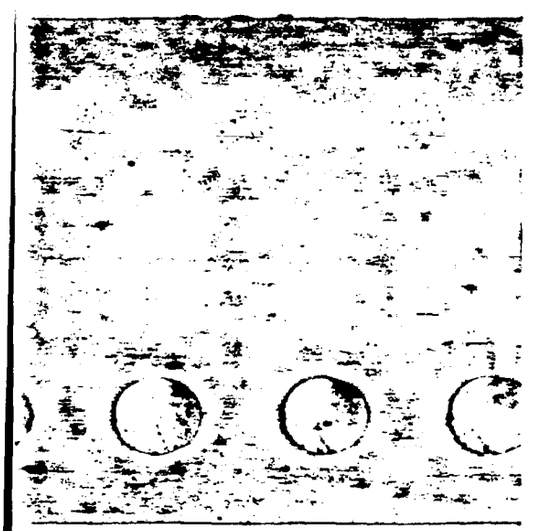


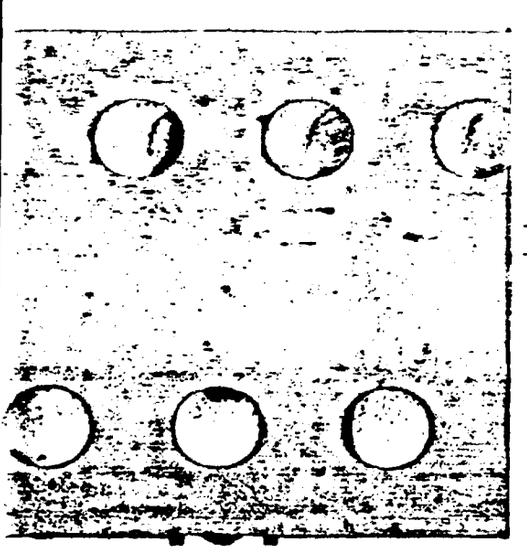
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12-A on the Plan of Resubdivision of Lot No. 12 Northgate Business Park of record in Book 7900, page 421, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Northgate Business Park Associates, an Indiana Limited Partnership, by deed from Space Park Properties, Ltd. Of record in Book 7491, page 509, said Register's Office.

0132555
IDENTIFICATION REFERENCE
95 DEC 15 PM 4:18
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.
3843 12/15 0101 03CHECK 220.50





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 67

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 16.00
TOTAL 220.50
CHECK 220.50

12/15/95 01 16:17 0001 8848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132555
IDENTIFICATION REFERENCE

95 DEC 15 PM 4:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 987293