BOX 35
00276429

BOOK 9901 PG 788

This instrument was prepared by:	SEND TAX NOTICE TO:	MAP NUMBER:
William D. Brunstad	JDN Realty Corporation	19-14
Glass, McCullough, Sherrill	1530 Tower Place	
& Harrold	3340 Peachtree Road	PARCEL NUMBER:
1409 Peachtree Street, N.E.	Atlanta, Georgia 30326	
Atlanta, Georgia 30309	Attention: William J. Kerley	14

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) to the undersigned grantor, Northcreek Associates, L.P., a Tennessee limited partnership having L. H. Hardaway, Jr. as its sole general partner, (hereinafter referred to as "Grantor"), in hand paid by JDN Realty Corporation, a Maryland corporation, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee in fee simple all that certain lot or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,950,000.00.

Subscribed and sworn before me this the 27th day of December, 1995.

Affiant

My commission expires: November 28, 1998

Notary Public

TO HAVE AND TO HOLD, the Property and all privileges and appurtenances thereunto belonging to said Grantee and Grantee's heirs and assigns forever (hereinafter referred to collectively as the "Premises").

And said Grantor does for itself, its successors and assigns, covenant with said Grantee and Grantee's heirs and assigns, that except as set forth on Exhibit B attached hereto and incorporated herein by reference, the Premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend such title to the Premises to said Grantee and Grantee's heirs, executors and assigns forever, against the lawful claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for it and in its name by its duly authorized officers and its seal to be hereunto affixed, as of this the 28th day of December, 1995.

"GRANTOR":

NORTHCREEK ASSOCIATES, L.P., a Tennessee limited partnership

By: _____
L. H. Hardaway, Jr., its
sole general partner

STATE OF Tennessee

COUNTY OF Davidson

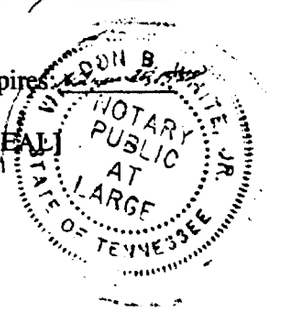
Before me a Notary Public in and for said State and County, personally appeared before me L. H. Hardaway, Jr., who is the sole general partner of Northcreek Associates, L.P., a Tennessee limited partnership, with whom I am personally acquainted and who upon oath acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the partnership by himself in such capacity and on behalf of said partnership.

Witness my hand and official seal at Nashville, Tennessee, _____, this the 27th day of December, 1995.

_____
Notary Public

My Commission Expires: _____

[NOTARY SEAL]



184918.1/31.26

EXHIBIT "A"
Legal Description

BOOK 9901 PG 790

Lot 1A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1A as shown on a plan prepared by Ragan-Smith-Associates, Inc. dated June 14, 1995, and recorded in Plat Book 9700, Page 1, Register's Office for Davidson County, Tennessee and described according to a survey made by Ragan-Smith-Associates, Inc., dated November 14, 1994, Job No. 77-263/4730 as follows:

Beginning at an existing iron pin at the northerly end of the southeast return curve at the intersection of Long Hollow Pike (84 foot right-of-way) and Northcreek Boulevard (90 foot right of way); thence,

1. With the east right-of-way of Long Hollow Pike, N 34°53'04" E 622.43 feet to a point in the center of Mansker Creek; thence,

2. Leaving said right-of-way line with the center of Mansker Creek, S 52°10'58" E, 295.00 feet to a point in the center of Mansker Creek; thence,

3. Continuing along the center of Mansker Creek, S 82°30'57" E, 178.20 feet to a point; thence,

4. S 73°09'46" E, 213.00 feet to a point; thence,

5. S 25°13'36" E, 97.87 feet to a point; thence,

6. Leaving the center of Mansker Creek and with the common line of Lot 1B, South 51°15'02" W, 342.39 feet passing a witness iron pin set at 87.59 feet to a set iron pin; thence,

7. S 34°53'10" W, 161.97 feet to a set iron pin; thence,

8. S 54°23'35" E, 75.96 feet to a set iron pin; thence,

9. S 10°18'19" E, 82.33 feet to a set iron pin; thence,

10. S 79°41'41" W, 275.86 feet to a set iron pin; thence,

11. S 36°00'29" W, 17.34 feet to a set iron pin; thence,

12. With a 71.00 foot radius curve to the left a distance of 106.72 feet; said curve having a chord bearing and distance of S 07°03'00" E, 96.95 feet, to a set iron pin; thence,

13. S 50°06'38" E, 5.39 feet to a set iron pin; thence,

14. S 39°53'22" W, 32.00 feet to a set iron pin; thence,

15. N 50°06'38" W, 44.52 feet to a set iron pin; thence,

16. With a 56.00 foot radius curve to the left a distance of 46.27 feet; said curve has a chord bearing and distance of N 73°46'52" W, 44.97 feet to a set iron pin; thence,

17. S 82°32'55" W, 83.97 feet to a set iron pin in the east right-of-way of Northcreek Boulevard; thence,

18. Northwesterly with the east right-of-way of Northcreek Boulevard and a 561.52 foot radius curve to the left, a distance of 492.47 feet, said curve has a chord bearing and distance of N 29°59'13" W, 476.84 feet to an existing PK nail; thence,

19. Continuing with the east right-of-way of Northcreek Boulevard, N 55°06'56" W, 45.00 feet to an existing iron pin; thence,

20. Continuing with the east right-of-way of Northcreek Boulevard along a 25.00 foot radius curve to the right a distance of 39.27 feet, said curve has a chord bearing and distance of N 10°06'56" W, 35.36 feet to the point of beginning.

Said tract or parcel of land contains 11.782 acres (513,219 square feet), more or less, as shown on that certain ALTA/ACSM Land Title Survey prepared for JDN Realty Corporation and Chicago Title Insurance Company, prepared by Marshall H. Ragan (Tennessee Registered Land Surveyor No. 332) of Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, dated November 14, 1994, most recently revised July 25, 1995.

EXHIBIT B

Permitted Title Exceptions Affecting The Land
(Goodlettsville, TN)

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

2. Declaration of Restrictive Covenants and Owner's Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, page 938, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 7245, page 958, and Second Amendment in Book 8195, page 337, aforesaid records, and Third Amendment of record in Book 9780, page 183, aforesaid records.

3. Subject to all matters shown on the Plan of Northcreek Commons of record in Book 6900, page 205, as corrected in Book 7202, page 746, aforesaid records.

4. Reciprocal Access and Cross Parking Easement of record in Book 7245, page 968, aforesaid records.

5. Easement granted in favor of the U.S. Postal Service, of record in Book 8654, page 428, aforesaid records.

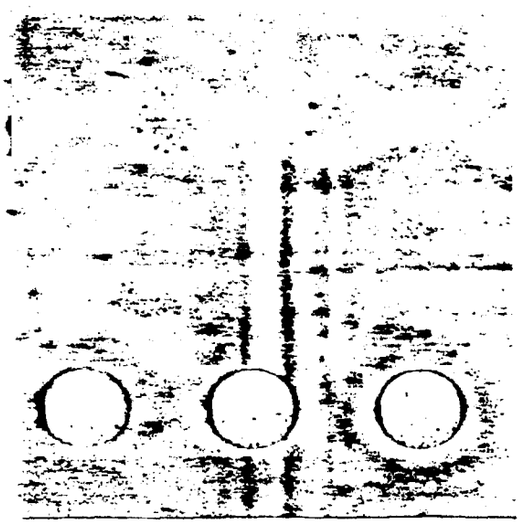
6. Rights of tenants in possession as tenants only under unrecorded leases.

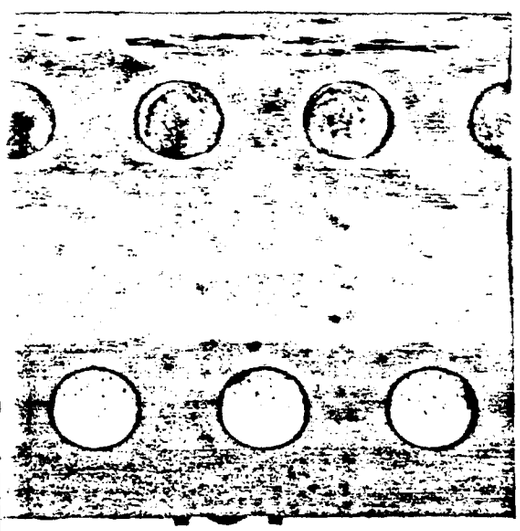
0136053
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 3:51
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

2640 12/28 0101 03CHECK 18336-00

176378.1/31.26





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

RECEIVED OF _____

FOR _____

BOOK 9901 PG 793

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	
				4950000.00
			CON TX	19315.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	18336.00
			CHECK	18336.00
12/28/95	01	15:50	0001	2640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136053 IDENTIF. # REFERENCE

95 DEC 28 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991024