0155632

IDENTIF. & REFERENCE

MAIL ENV.

96 MAR -1 PM 2:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

SPECIAL WARRANTY DEED

BOOK 9964 PG 296

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
AA Property Holdings, Inc. 435 Metroplex Drive Nashville, Tennessee 37211	SAME	A portion of Map 134 Parcel 235

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

WALTER G. KNESTRICK, (hereinafter sometimes called "Grantor") does hereby bargain, sell, transfer and convey unto AA PROPERTY HOLDINGS, INC., a Delaware corporation, its successors and assigns, all his right, title and interest in and to the property in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said AA Property Holdings, Inc., its successors and assigns, forever.

AND Walter G. Knestrick does covenant with the said AA Property Holdings, Inc. that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as shown on Exhibit B attached hereto.

AND Walter G. Knestrick does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said AA Property Holdings, Inc., its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

ANNE H. KNESTRICK, spouse of Walter G. Knestrick joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of March, 1996.

Walter G. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER G. KNESTRICK and ANNE H. KNESTRICK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of March, 1996.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11/22/97

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,330,000.00

AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97

1997

EXHIBIT A

Metroplex Section Thirteen
Lot One

BOOK 9964 PG 298

Being a parcel of land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, generally located northwest of Harding Place and between Metroplex Drive and Antioch Pike, being Lot 1 on the Plat, Metroplex Section Thirteen as of record in Book 9700, Page 84, R.O.D.C. and being more particularly described as follows:

BEGINNING at an existing iron pin in the northerly right-of-way line of Metroplex Drive, said iron pin being approximately 951.00 feet from the intersection of Metroplex Drive and Harding Place as measured along said right-of-way line of Metroplex Drive;

THENCE, with said right-of-way line of Metroplex Drive, the following calls:

along a curve to the left 203.76 feet to an iron pin set; said curve having a central angle of 31°47'01", a radius of 367.32 feet, a tangent of 104.58 feet, and a chord of N 71°50'20" W, 201.76 feet;

N 87°43'49" W, 28.44 feet to a point in the southwesterly corner of the herein described parcel;

THENCE, leaving said right-of-way line of Metroplex Drive with a severence line the following calls:

N 01°16'38" E, 60.59 feet to a point;

N 25°35'31" E, 206.74 feet to a point;

N 05°11'06" W, 12.02 feet to a point;

N 26°14'10" W, 54.69 feet to a point;

N 19°22'05" E, 25.03 feet to a point;

N 29°30'38" E, 48.49 feet to a point;

S 53°17'14" E, 233.06 feet to a point;

S 85°40'57" E, 27.40 feet to an iron pin set in the southeasterly boundry corner of the property conveyed to Thomas E. Williams, et ux as of record in Book 8945, Page 645, R.O.D.C.;

THENCE, with the southerly boundry line of said property conveyed to Thomas E. Williams, S 51°55'44" E, 50.00 feet to an existing iron pin in the northeasterly boundry corner of property conveyed to Colonial Storage Centers III, Ltd. as of record in Book 9552, Page 284, R.O.D.C.;

THENCE, with the westerly boundry line of said property conveyed to Colonial Storage Centers III, Ltd., S 25°53'19" W, 295.68 feet to the point of beginning.

Containing 84,859 square feet or 1.95 acres, more or less.

Being a portion of the same property conveyed to Walter G. Knestrick by Warranty Deed from WNW Properties, Inc. of record in Book 5660, page 298, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXISTING ENCUMBERANCES

1. Taxes for 1996, a lien, but not yet due and payable.

2. Utility easement of record in Book 2544, page 229, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4435, page 50, said Register's Office.

4. Restrictive Covenants of record in Book 5653, page 11, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6145, page 335, said Register's Office.

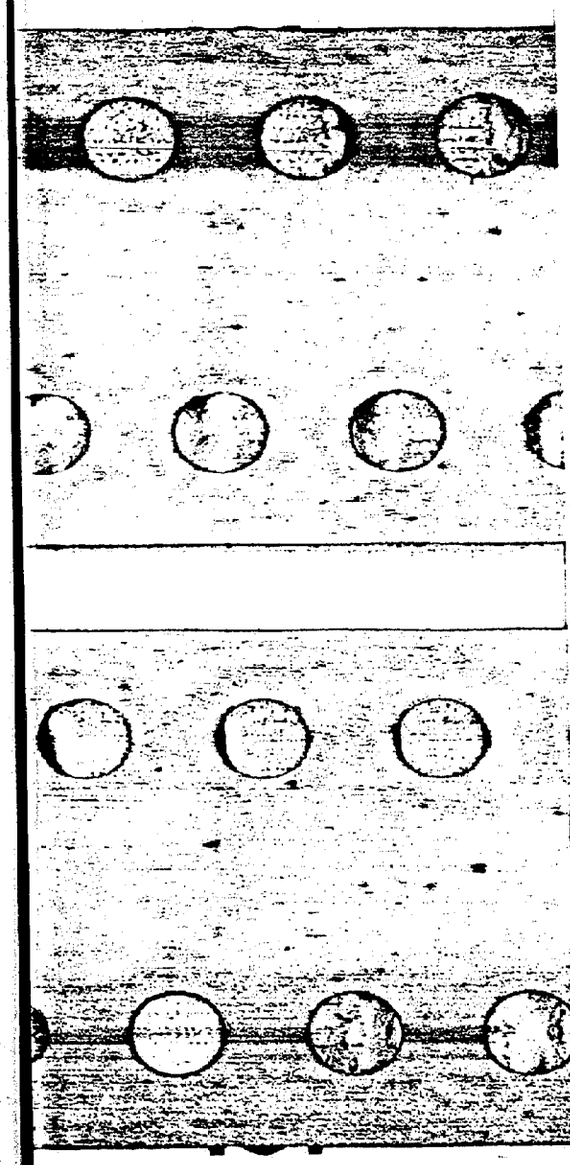
6. Matters shown on plan of record in Book 5190, page 710, said Register's Office.

7. No assurance is given as to the precise amount of acreage contained in the subject property.

8. Any and all matters shown on plan of record in Book 9700, page 84, said Register's Office.

9. Declaration of Covenants, Restrictions and Easements of record in Book 9964, page 288, said Register's Office.

3595 03/01 0101 03CHECK 4938.00



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 300

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 1330000.00
CON TX 4921.00
PRFEE 1.00
WDEED 16.00
TOTAL 4938.00
CHECK 4938.00

03/01/96 01 14:09 0001 3595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155632
IDENTIF. & REFERENCE

96 MAR -1 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011721