BK/10017 PG506

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Fesslers Business Park Associates 830 Fesslers Parkway, Suite 111 Nashville, TN 37211	106-2-63	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FESSLERS LANE ASSOCIATES,** an Indiana limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **FESSLERS BUSINESS PARK ASSOCIATES,** an Indiana limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows: (the "Property").

Land in Davidson County, Tennessee, being Part of Lot No. 3 as shown on the Final Plat Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's Office for Davidson County Tennessee and being more particularly described as follows:

Beginning in the northerly margin of Fesslers Parkway at the southwesterly corner of Lot 4 as shown on the Final Plat of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park, of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee: thence N 52° 03' 20" W 82.61' to the original lot line of Lot 3 as shown on the above referenced plat, thence, N 37° 56' 40" E 450.77' to a point; thence S 47° 44' 28" E 86.63' to a point; thence N 38° 25' 54" E 444.27' to the point of beginning. Containing 37,819 square feet or 0.87 acre.

Being a portion of the property conveyed to Fesslers Lane Associates by deed of record in Book 6784, page 883, Register's Office for Davidson County, Tennessee.

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.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,300.00.

John R. Haynes
Affiant

Subscribed and sworn to before me this 9th day of April, 1996.

Notary Public
My Commission Expires: 11-22-97

0340809.01
043560-041 04/03/96

contained in instrument of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Final Plat of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of April, 1996.

FESSLERS LANE ASSOCIATES,
an Indiana limited partnership

By: _____
Thomas C. Gibson, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes 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 the Managing General Partner of FESSLERS LANE ASSOCIATES, the within named bargainor, an Indiana 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 of FESSLERS LANE ASSOCIATES.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of April, 1996.

_____
Notary Public John R. Haynes

My Commission Expires: 11/28/98

0172029
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
DAVIDSON COUNTY

0340809.01
043560-041 04/02/96



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

RECEIVED OF _____

FOR _____

BOOK 10017 PG 508

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

DEED 73300.00
DEED TX 299.71
PRFEE 1.00
ADDEE 3.00
TOTAL 299.71
CHECK 299.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172029
IDENTIF. A REFERENCE

96 APR 16 PM 2:45

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1029175