SJ Box 49
31325

BK/VOL 10089 PG 219

Grantee Address:	Send Tax Bills to:	Map Parcel No:
AmSouth Bank of Tennessee PO Box 11007 Birmingham Alabama 35288 Attn: Properties Administration	AmSouth Bank of Tennessee Same	Part of Tax Parcels 26-15-39 and 26-15-4

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 17th day of June, 1996, by and between NASHVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership (hereinafter referred to as "Grantor"), and AMSOUTH BANK OF TENNESSEE (hereinafter referred to as "Grantee");

W I T N E S S E T H:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Grantor has granted, sold, and conveyed and does hereby grant, sell, and convey to Grantee all of that certain tract or parcel of land lying and being in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

The Property is conveyed subject to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

Grantor shall warrant and forever defend the title to said Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Prepared By:	After Recording Return to:
Minkin & Snyder One Buckhead Plaza Suite 1100 3060 Peachtree Road Atlanta, Georgia 30305	Kay K. Bains, Esq. Walston, Stabler, Wells, Anderson & Bains 505 20th Street North Suite 500 Birmingham, Alabama 35203

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

NASHVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership

By: Theta Corp., a South Carolina corporation, its sole general partner

By: John H. Disher
Title: V.P.

[CORPORATE SEAL]

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

This 12th day of June, 1996, personally came before me John H. Disher, who, being by me duly sworn, says that he is Vice President of Theta Corp., a South Carolina corporation, the sole general partner of Nashvest Associates, Limited Partnership, a Georgia limited partnership, and that said writing was signed and sealed by him, on behalf of said Theta Corp. by its authority duly given, acting as the sole general partner of Nashvest Associates, Limited Partnership. And the said John H. Disher, V.P. acknowledged the said writing to be the act and deed of said Theta Corp., acting as sole general partner of Nashvest Associated Limited Partnership.

Kim Keezel
NOTARY PUBLIC

KIM KEEZEL NOTARY PUBLIC SOUTH CAROLINA

[NOTARIAL SEAL]

My Commission Expires:
My Commission Expires February 5, 2008

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STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

NASHVEST ASSOCIATES, LIMITED PARTNERSHIP

By: Theta Corp., its sole general partner

By: John J. Fisher

Title: V.P.

Sworn to and subscribed before me this 12th day of June, 1996.

Kim Keezel

Notary Public

[NOTARIAL SEAL]

KIM KEEZEL NOTARY PUBLIC

My Commission Expires:

My Commission Expires February 8, 2006

G:\TRADEPT\AMSOUTH\SWD

EXHIBIT A

SCHEDULE "A" - ITEM "4"
LEGAL DESCRIPTION
CONTINUED

BEING a certain tract of land located along the East side of U.S. Highway 31E (Gallatin Road) and the South side of Northside Drive in the Tenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 4 of the Resubdivision of Lot 3 Northside Festival of record in Book 9700, page 161, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (old), said pin being the northwest corner of the herein described tract, a corner to Lot 3 of the above referenced plat, and in the South right-of-way of U.S. Highway 31E (Gallatin Road);

THENCE with said right-of-way North 45° 55' 11" East, 79.19 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, an arc length of 39.27 feet and a chord of South 89° 04' 49" East, 35.36 feet;

THENCE along the arc of the above described curve 39.27 feet to an iron pin, said pin being in the South right-of-way of Northside Drive;

THENCE with said right-of-way South 44° 04' 49" East, 228.22 feet to a concrete monument (old), said monument being the beginning of a curve to the left, said curve having a central angle of 00° 17' 24", a radius of 925.00 feet, an arc length of 4.68 feet and a chord of South 44° 13' 31" East, 4.68 feet;

THENCE with said right-of-way, along the arc of the above described curve 4.68 feet to an iron pin (old), said pin being a corner to Lot 5 of the above referenced plat, also being the beginning of a curve to the right, said curve having a central angle of 85° 55' 24", a radius of 25.00 feet, an arc length of 37.49 feet and a chord of South 01° 24' 31" East, 34.08 feet;

THENCE with said Lot, along the arc of the above described curve, 37.49 feet to an iron pin (old);

THENCE with said Lot South 41° 33' 11" West, 69.06 feet to an iron pin (old);

THENCE with said Lot South 37° 02' 52" West, 50.15 feet to an iron pin (old), said pin being a corner to the aforementioned Lot 3;

THENCE with said Lot 3 for the next 5 calls:
1. North 44° 04' 49" West, 109.65 feet to an iron pin (old);
2. North 45° 55' 11" East, 13.86 feet to an iron pin (old);
3. North 44° 04' 49" West, 20.25 feet to an iron pin (old);

(Continued on next page)

Case No. 31325

SCHEDULE "A" - ITEM "4"
LEGAL DESCRIPTION
CONTINUED

4. North 45° 55' 11" East, 23.48 feet to an iron pin (old);
5. North 44° 05' 40" West, 166.05 feet to the point of beginning an containing 33,925 square feet or 0.779 acres, more or less.

TOGETHER with Non-Exclusive Rights and Easements as set forth in Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center of record in Book 9818, page 370, as amended in Book 9912, page 591, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Nashvest Associates Limited Partnership, a Georgia Limited Partnership, by Deeds of Record in Book 9715, page 1, Book 9715, page 10 and Book 9715, page 13, Register's Office for Davidson County, Tennessee.

4408 06/17 0101 03CHECK 2245.00

Case No. 31325

RCV BY: 6-19-96 ; 2:23PM ; 9406496→ MINKIN & SNYDER:# 4

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 1996 and subsequent years, not yet due and payable.

2. Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center dated as of September 25, 1995, recorded in Book 9818, Page 370, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Easements, Covenants and Restrictions dated December 27, 1995 and recorded in Book 9912, Page 591, aforesaid records, and as further amended by Second Amendment to Declaration of Easements, Covenants and Restrictions dated as of June 1, 1996 and recorded on or about the date hereof in the Register's Office for Davidson County, Tennessee.

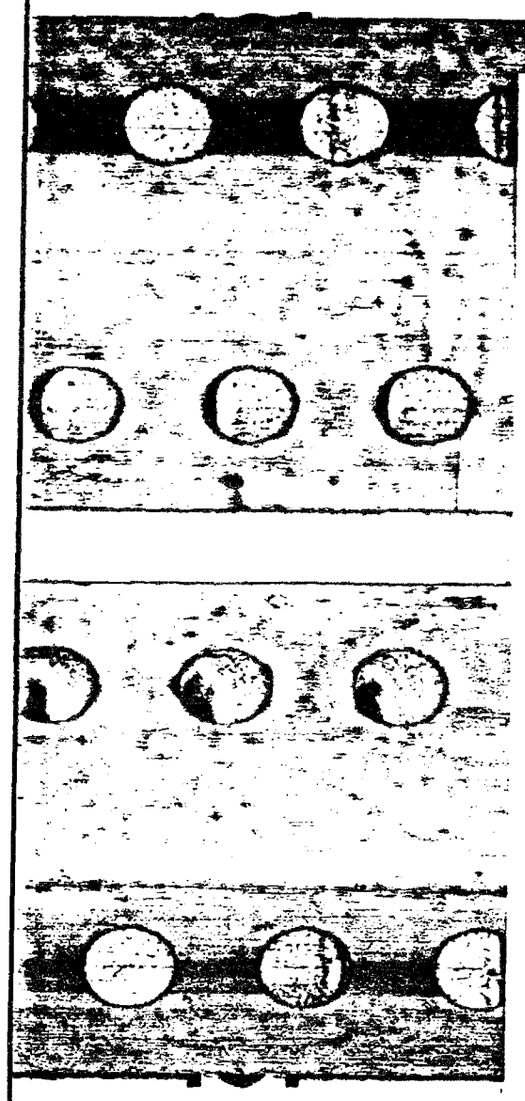
4. All matters shown on Plat recorded in Book 9700, Page 161, aforesaid records.

5. 20'x 20' anchor easement, 10' electric utility and overhang easement, guy wires, overhead electric lines, overhead telephone lines, and other matters shown on survey of subject property prepared by Dillehay and Associates, Surveyors, dated May 17, 1996.

0193554

96 JUN 17 PM 4:09

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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 225

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 600000.00
CON TX 2220.00
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED 24.00-
WDEED 24.00
TOTAL 2245.00
CHECK 2245.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK J001 4408

0193554
IDENTIF. & REFERENCE

96 JUN 17 PM 4:09
REGISTER
DAVIDSON CO. TN.

No. 1052215