BOOK 10191 PG 643

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN & CRON
ATTORNEY AT LAW
175 EAST MAIN STREET
HENDERSONVILLE, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $73,000.00.

Affiant

Sworn to and subscribed before me on this the 13 day of September, 1996.

NOTARY PUBLIC
COMMISSION EXPIRES: 8-12-97

MORTGAGEE:

AMSOUTH BANK OF TENNESSEE
221 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Address New Owner:
G.W.C. Business Services
110 Paradise Drive
Hendersonville, TN 37075

Send Tax Bills to:
Same

Map-Parcel
96-5-A-44
96-5-A-45

96 SEP 16 AM 11:17
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0225437

SPECIAL WARRANTY DEED

THE STATE OF TN §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SUMNER

That **NAB ASSET VENTURE IV, L.P.**, hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by **G.W.C. BUSINESS SERVICES, INC. A TENNESSEE CORPORATION** (hereinafter referred to as "Grantee", whether one or more), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, whose address is 110 Paradise Drive, Hendersonville, TN, all of the real property described on Exhibit "A" hereto attached and hereby made a part hereof, together with all improvements thereon, if any, and all right, title and interest in and to adjacent sidewalks, streets, roads, alleys, and right-of-ways. (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular, the Property, unto Grantee and Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject however to the matters herein excepted

This conveyance is made and accepted subject to all easements, reservations, conditions, covenants, and restrictive covenants as they appear of record in the Office of the Register of Deeds of the County aforesaid.

THE PROPERTY IS BEING CONVEYED "AS IS", "WHERE IS", WITH ALL FAULTS AND GRANTOR, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, ATTORNEYS AND CONTRACTORS, MAKE NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY OR ITS CONDITION. NO WARRANTY OF MATERIALS, WORKMANSHIP OR APPLIANCES HAS BEEN MADE OR IS EXPRESSED OR IMPLIED BY THIS DEED. GRANTOR, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, ATTORNEYS AND CONTRACTORS, EXPRESSLY DISCLAIM ANY WARRANTY OF HABITABILITY, GOOD AND WORKMANLIKE CONSTRUCTION, SUITABILITY, DESIGN OR FITNESS FOR A PARTICULAR PURPOSE AND EXPRESSLY DISCLAIM ANY WARRANTY AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS. GRANTEE ACKNOWLEDGES THAT GRANTOR ACQUIRED TITLE TO THE PROPERTY BY FORECLOSURE, DEED IN LIEU THEREOF, OR OTHER REALIZATION OF ITS SECURITY INTEREST IN THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT OCCUPIED THE PROPERTY AND THEREFORE, THE PROPERTY MAY CONTAIN DEFECTS OR MAY BE IN NEED OF REPAIR. GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS MADE BY GRANTOR OR GRANTOR'S OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, ATTORNEYS OR CONTRACTORS. IN THE EVENT ANY INFORMATION CONTAINED IN ANY SALE INFORMATION (ORAL OR WRITTEN) CONFLICTS WITH EXHIBIT "A" THE LATTER SHALL CONTROL. GRANTEE EXPRESSLY WAIVES, TO THE EXTENT ALLOWED BY LAW, ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE CONDITION OF THE PROPERTY.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

WITNESS (my/our) hand(s) this the 12 day of September, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NAB ASSET VENTURE IV, L.P. a
Delaware Limited Partnership
by: Asset Collectors, L.P., General
Partner

3677 09/16 0101 03CHECK 283.10

Christopher D. Winters
Authorized Signatory

STATE OF TEXAS

COUNTY OF HARRIS

Before me, undersigned, of the state and county aforementioned, personally appeared, CHRISTOPHER D. WINTERS, 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 authorized signatory for ASSET COLLECTORS, L.P., the general partner in NAB ASSET VENTURE IV, L.P., a Delaware Limited Partnership, the within named bargainor, a partnership, and that such person, as authorized signatory, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by Asset Collectors, L.P. the general partner for the said NAB ASSET VENTURE IV, L.P. by himself as authorized signatory.

Witness my hand and seal this 12th day of September, 1996.

Notary Public

EVA J. HOLLINGSWORTH
Notary Public, State of Texas
My Commission Expires
JANUARY 28, 1997

Exhibit "A" BOOK 10191 PG 645

Map-Parcel # 96-5-a-44
96-5-a-45

TRACT NO. 1: Land in Davidson County, Tennessee, being a part of the Plan of Cameron Park Office Center, Condominium Offices, as of record in Book 6200, Page 49, Register's Office for Davidson County, Tennessee, the part hereby described being:

BEING Building A, Unit No. A4U (Parcel No. 44), on said Plan as shown in and described by the Master Deed establishing a Horizontal property Regime with respect to Cameron Park Office Center.

BEING the same property conveyed to NAB ASSET VENTURE IV, L.P. Successor Trustee's Deed of record in Book 9798 Page 172, Register's Office for Davidson County, TN.

TRACT NO. 2: Land in Davidson County, Tennessee, being a part of the Plan of Cameron Park Office Center, Condominium Offices, as of record in Book 6200, Page 49, Register's Office for Davidson County, Tennessee, the part hereby described being:

BEING Building A, Unit No. A5U (Parcel No. 45), on said Plan as shown in and described by the Master Deed establishing a Horizontal property Regime with respect to Cameron Park Office Center.

BEING the same property conveyed to NAB ASSET VENTURE IV, L.P. by Successor Trustee's Deed of record in Book 9798, Page 186, Register's Office for Davidson County, TN.

Known as Units 204 & 205, Cameron Park, 211 Donelson Pike, Nashville, TN.

Said sale subject to the following:

1) All matters shown on Plan of record in Book 6200, Page 49, Register's Office for Davidson County, TN.

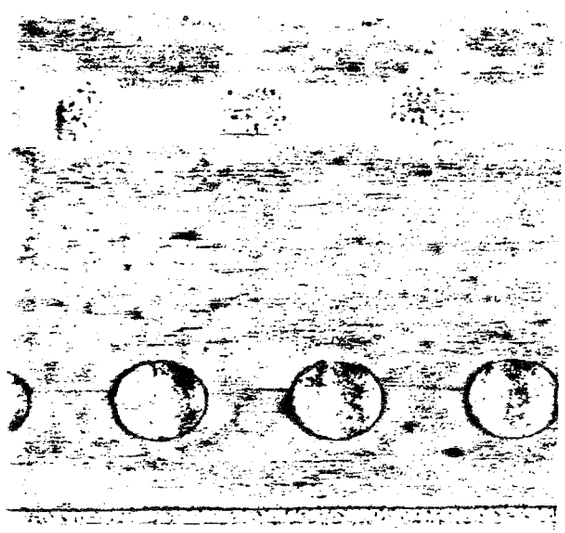
2) Easement for transmission line granted USA by grant from J.F. Eddins, and wife, or record in Book 1163, Page 629, said Register's Office.

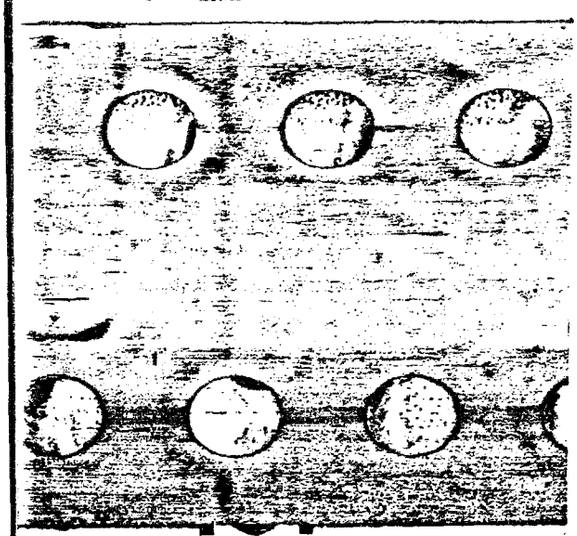
3) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Avenue, granted Bransford Realty Company, by grant from J. F. Eddins and wife, of record in Book 880, Page 220, said Register's Office.

4) Permanent drainage easement and temporary slope and construction easement granted Metropolitan Government of Nashville and Davidson County, by grant from Martha e. Gustus, et al. of record in Book 4181, Page 194, said Register's Office.

5) A 30-foot permanent and 10-foot temporary construction easement for Sanitary Sewers granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6255, Page 605, said Register's Office.

6) The property is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act," as the same is set out in Section 66-27-101, et seq. Of the Tennessee Code Annotated, as amended, and is subject to the provisions of and requirements thereof; and is subject to the By-Laws for the administration thereof; and also subject to easements, rights and interests i n favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cameron Park, of record in Book 6297, Page 851, said Register's Office, and the By-Laws appended thereto of record in Book 6297, Page 864, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10191 PG 646

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10
CHECK 283.10

09/16/96 01 11:22 0001 8677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225437
IDENTIF. ↑ REFERENCE

96 SEP 16 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031119