FILE BOX 57

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10212 PG 609

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 31st day of October, 1996.

Notary Public

My commission expires:

My Commission Expires NOV 20, 1996

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Schaefer, LLC 717 Melrose Avenue Nashville, TN 37211	Same	Map: 118-08 Parcel: 259

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, **NWI WAREHOUSE GROUP, L.P.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SCHAEFER, LLC**, a limited liability company (the "Grantee"), its successors

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Said Property being the same property conveyed to NWI Warehouse Group, L.P. by deed of record in Book 9610, page 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1996 taxes, which have been prorated and are assumed by the Grantee.

   If improvements are complete after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603 et seq.

2. Matters shown on the Plat of record in Book 7900, page 775, Register's Office for Davidson County, Tennessee.

3. Notice of Completion of record in Book 10126, page 938, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in deed of record in Book 8048, page 354, Register's Office for Davidson County, Tennessee, which are made applicable to the property conveyed herein.

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

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

BOOK 10212 PG 611

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 1ST day of OCTOBER, 1996.

NWI WAREHOUSE GROUP, L.P.
By: NWI X, L.P., General Partner

By: John W. Nelley, Jr.
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Nelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a general partner of NWI X, L.P. the General Partner of NWI Warehouse Group, L.P., a Tennessee partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partner by himself as a general partner.

Witness my hand and official seal at office on this 1st day October, 1996.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires NOV. 20, 1996

nwi\woodwork.gwd

BOOK 10212 PG 612

Property Description

Land lying in the City of Berry Hill, First Civil District, Seventeenth Councilman District, Davidson County, Tennessee, located on the southerly side of Melrose Avenue extended and being Lot No. 3 as shown on the plan of Four-Forty Center as of Record in Book 7900, Page 775, R.O.D.C., and being more particularly described as follows:

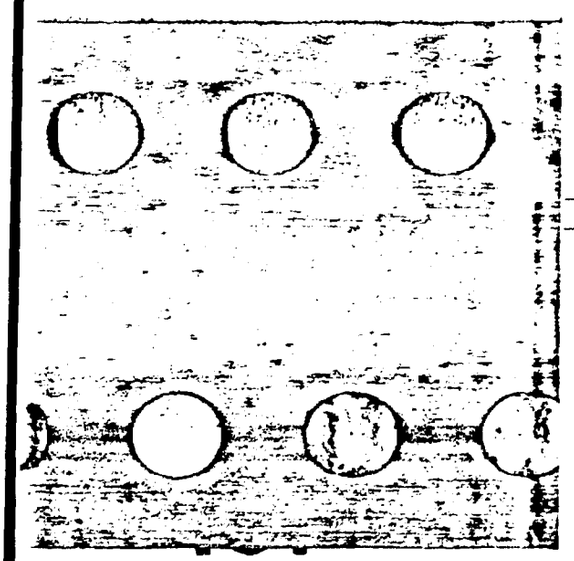
Beginning at an iron pin in the southerly right-of-way line of Melrose Avenue extended, said pin being located 1,668 feet, more or less, in an easterly direction from the centerline of Bransford Avenue as measured along the southerly right-of-way line of said Melrose Avenue, said pin also being the northwesterly corner of the herein described parcel: thence with the southerly right-of-way line of said Melrose Avenue extended and a curve to the left, said curve having a central angle of 37° 12' 39", a radius of 630.00 feet, an arc length of 409.15 feet, a tangent of 212.08 feet, and a chord bearing South 82° 52' 44" East, 402.00 feet to a concrete monument; thence with said line North 78° 30' 55" East 136.39 feet to a concrete monument; thence with said line and a curve to the right, said curve having a central angle of 34° 01' 06", a radius of 570.00 feet, an arc length of 338.43 feet, a tangent of 174.37 feet, and a chord bearing South 84° 28' 34" East, 333.48 feet to a concrete monument; thence with said line South 67° 28' 02" East, 106.80 feet to concrete monument; thence with said line and a curve to the left, said curve having a central angle of 16° 47' 08"; a radius of 730.00 feet, an arc length of 213.86 feet, a tangent of 107.70 feet, and a chord bearing South 75° 51' 36" East, 213.10 feet to a concrete monument; thence with said line and a curve to the right, said curve having a central angle of 80° 04' 54", a radius of 35.00 feet, an are length of 48.92 feet, a tangent of 29.41 feet and a chord bearing South 44° 12' 22" East, 45.03 feet to a concrete monument in the northern line of Woodlawn Memorial Park as of Record in Book 3910, Page 656, R.O.D.C.; thence leaving said right-of-way line with said northerly line of Woodlawn Memorial Park North 77° 52' 11" West, 95.31 feet to an iron pin; thence with said line North 73° 04' 55" West, 356.96 feet to an iron pin, said iron pin being in the westerly line of said Woodlawn Memorial Park; thence with said westerly line South 15° 12' 56" West, 265.48 feet to an iron pin; thence with said line South 21° 07' 30" West, 377.81 feet to an iron pin; thence with said line and a curve to the right, said curve having a central angle of 89° 07' 03", a radius of 75.00 feet, a tangent of 73.85 feet, an arc length of 116.65 feet and a chord bearing South 65° 32' 52" West, 105.25 feet to an iron pin, said pin also being in the northerly line of said Woodlawn Memorial Park; thence with said northerly line North 69° 02' 59" West, 759.05 feet to an iron pin; thence leaving said northerly line of Woodlawn Memorial Park with the easterly line of Lot No. 4 as shown on the plan of Four-Forty Center as of Record in Book 7900, Page 775, R.O.D.C., North 19° 57' 15" East, 143.76 feet to an iron pin; thence with said line and a curve to the right, said curve having a central angle of 21° 30' 04" a radius of 75.00 feet, a tangent of 14.24 feet, an arc length of 28.14 feet, and a chord bearing North 30° 42' 15" East, 27.98 feet to an iron pin; thence with said line North 41° 27' 15" East, 107.42 feet to an iron pin; thence with said line and a curve to the left, said curve having a central angle of 15° 43' 43", a radius of 350.00 feet, an arc length of 96.08 feet, a tangent of 48.34 feet and a chord bearing North 33° 35' 25" East, 95.78 feet to an iron pin; thence with said line North 25° 43' 34" East, 130.33 feet to the point of beginning and containing 484,822 square feet or 11.13 acres, more or less as surveyed by IDE Associates August 1996.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 OCT -2 PM 3:11
PELL A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

96232134





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10212 PG 613

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
DEN TX	13315.00
PRFEE	1.00
WDEED	16.00
TOTAL	18332.00
CHECK	18332.00

10/02/96 01 15:14 0001 5773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232134

IDENTIFICATION REFERENCE

96 OCT -2 PM 3:11

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

№ 1072854

No. [redacted]