Box 41
#1

SPECIAL WARRANTY DEED

BOOK 10273 PG 889

FROM: Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership, Grantor

TO: Allen Thomas and wife, Bettye E. Thomas, Grantees

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Allen Thomas and wife, Bettye E. Thomas 2601 Lakeland Drive Nashville, TN	Same	pt. 95-16-18.00

STATE OF TENNESSEE)
COUNTY OF TENNESSEE)

The actual consideration or value, whichever is greater, for this transfer is One Thousand Five Hundred and 00/100 Dollars ($1,500.00).

Bin Reaves
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of November, 1996.

Connie L Edwards
Notary Public

My Commission Expires: 1/25/97

FOR AND IN CONSIDERATION OF the sum of One Thousand Five Hundred and 00/100 Dollars ($1,500.00), the receipt and sufficiency of which are hereby acknowledged, Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Allen Thomas and wife, Bettye E. Thomas (the "Grantees"), their heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as part of Lot No. 3 on the Plan of Lakeview Ridge Office Park, Phase II, of record in

Book 9700, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 27th day of November, 1996.

HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, a North Carolina Limited Partnership

By: Highwoods Properties, Inc., a Maryland corporation, its General Partner

By: Bin Reames

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Connie L Edwards, a Notary Public of said County and State, personally appeared Brian Keanies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Highwoods Properties, Inc., General Partner of HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, a North Carolina limited partnership, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Vice President.

Witness my hand and seal, at Office, this 27th day of November, 1996.

Connie L Edwards
Notary Public

My Commission Expires: 1/25/97

EXHIBIT A

Property Description

Highwoods/Forsyth Limited Partnership
to
Allen Thomas, and wife, Bettye E. Thomas

Being land located in Nashville, First Civil District, Fourteenth Councilmanic, Davidson County, Tennessee, located on the northerly side of Elm Hill Pike east of Emery Drive and south of Lakeland Drive and being more particularly described as follows:

BEGINNING at an existing iron pin in the southerly right-of-way line of Lakeland Drive at the northeast property corner of Allen Thomas, et ux, as of record in Book 2590, Page 325, R.O.D.C., said pin being 298 feet, more or less, easterly from a concrete monument at the curve return of Emery Drive and Lakeland Drive;

THENCE, with said southerly right-of-way line of Lakeland Drive along a curve to the left 50.44 feet to an existing concrete monument, said curve having a central angle of 12° 40' 33", a radius of 228.00 feet, a tangent of 25.32 feet and a chord of N 61° 41' 54" E, 50.34 feet;

THENCE, leaving said right-of-way line with the westerly property line of Lot 1, Martinwood Heights Subdivision as of record in Book 2133, page 63, R.O.D.C., S 34° 57' 00" E, 150.24 feet to an existing concrete monument at the southwest corner of said Lot 1;

THENCE, with a severance line of Highwoods/Forsyth Limited Partnership, as of record in Book 9998, Page 490, R.O.D.C., S 61° 58' 16" W, 50.37 feet to an existing iron pin in the easterly property line of Allen Thomas, et ux, as of record in Book 2590, Page 325, Register's Office for Davidson County, Tennessee.

THENCE, with the easterly line of said Thomas, N 34° 57' 00" W, 150.00 feet to the point of beginning.

Containing 7,459 square feet or 0.17 acres, more or less.

Said property also being known as a part of Lot No. 3 on the Plan of Phase II, Lakeview Ridge Office Park of record in Book 9700, page 279, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Highwoods/Forsyth Limited Partnership, as of record in Book 9998, Page 490, Register's Office for Davidson County, Tennessee.

This property description was prepared by Mark E. Sawyer of Barge, Waggoner, Sumner and Cannon, Inc., Tennessee License Number 1649, File 9040-04, dated September 26, 1996.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 1996, unpaid, but not delinquent until March 1, 1997.

2. Septic tank and overflow field easement as set forth in instrument recorded in Book 4316, page 362, Register's Office for Davidson County.

3. Sanitary sewers and/or storm drainage easement and any temporary construction easement(s) as set forth in instrument recorded in Book 4365, page 649, said Register's Office.

4. Sanitary sewers and/or storm drainage easement and any temporary easement(s) as set forth in instrument recorded in Book 4671, page 267, said Register's Office.

5. Drainage Easement(s) as set forth in instrument recorded in Deed Book 4908, page 950, said Register's Office.

6. All matters shown on Plat recorded in Book 9700, page 279, said Register's Office.

7. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6677, page 218, said Register's Office, as amended in Book 7070, page 707, said Register's Office.

8. Storm Water Detention Agreement of record in Book 6677, page 212, said Register's Office.

9. Slope and Drainage Easement as set forth in instrument recorded in Deed Book 4915, page 452, said Register's Office.

10. Sanitary sewers and/or storm drainage easement and any temporary construction easement(s) as set forth in instrument recorded in Book 4807, page 934, said Register's Office.

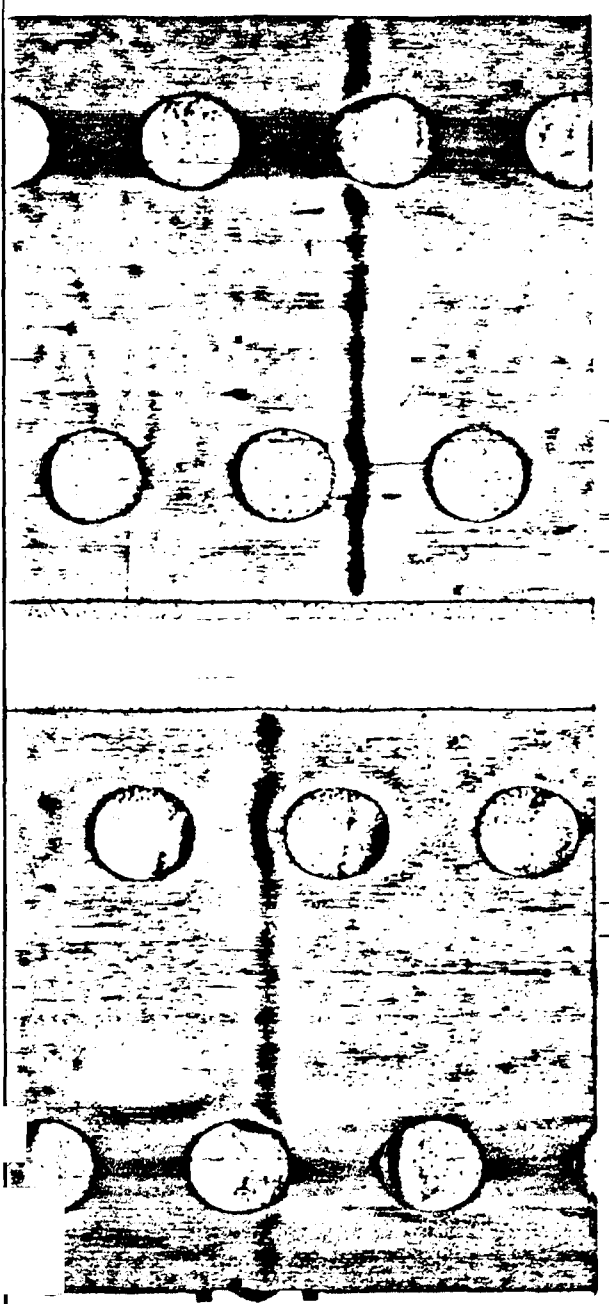
11. Conveyances of sewer mains of record in Book 7240, pages 657 and 661, said Register's Office.

12. Survey Number 9040-04, dated 5/8/95, last revised 3/28/96, prepared by Barge, Waggoner, Sumner & Cannon, Inc., Surveyors, including but not limited to the following:

    (a) Mislocated fences in the easterly, westerly and northerly portions of the subject property.
    (b) Asphalt drive encroaches onto the northwesterly portion of the subject property.
    (c) Power poles, power and telephone lines and guy wires in southeasterly portion as shown on said survey.
    (d) Underground utilities have not been located.
    (e) 10' Waterline Easement in southwesterly portion.
    (f) 10' Sewer Easement and 20' Sewer and Drainage Easement in southeasterly portion.

    All as more particularly shown on said survey.

0250812
IDENTIF. ↑ REFERENCE
96 NOV 27 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0018 11/27 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10273 PG 894

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	1500.00
CON TX	5.55
PRFEE	1.00
WDEED	20.00
TOTAL	26.55
CHECK	26.55

11/27/96 01 14:49 0001 0018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250812
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092699