Bck 41
#2

SPECIAL WARRANTY DEED

BOOK 10273 PG 895

FROM: Allen Thomas and wife, Bettye E. Thomas, Grantors

TO: Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership, Grantee

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
c/o Highwoods/ Eakin & Smith 2100 West End Avenue Suite 950 Nashville, TN 37203	Same	pt. 95-12-133
		Field Book Numbers
		pt. 3DZ-10925

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Allen Thomas
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of November, 1996.

Julia A Carson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of One Thousand Five Hundred and 00/100 Dollars ($1,5000.00), the receipt and sufficiency of which are hereby acknowledged, Allen Thomas and wife, Bettye E. Thomas (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership (the "Grantee"), its 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. 2 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 Grantee, its successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (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 our hands this 27th day of November, 1996.

Allen Thomas

ALLEN THOMAS

Bettye E. Thomas

BETTYE E. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, ALLEN THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Julie A Carson

Notary Public

My Commission Expires: 5-23-98

BOOK 10273 PG 897

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A Carson, a Notary Public of said County and State, BETTYE E. THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Julie A Carson
Notary Public

My Commission Expires: 5-23-98

NOTARY PUBLIC AT LARGE

EXHIBIT A

Property Description

Allen Thomas et ux
to
Highwoods/Forsyth Limited Partnership

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

BEGINNING at an existing iron pin at the southeast property corner of Allen Thomas, et ux, as of record in Book 2590, Page 325, R.O.D.C.;

THENCE, with the southerly line of said Thomas, N 87° 54' 38" W, 71.00 feet to an existing iron pin said pin being the northeast property corner of Paul M. Dillingham, et ux, as of record in Book 4315, Page 742, R.O.D.C.;

THENCE, with a severance line of said Allen Thomas, et ux, N 09° 19' 16" E, 105.52 feet to an existing iron pin in the easterly line of said Thomas;

THENCE, with the easterly line of said Thomas S 26° 46' 57" E, 119.54 feet to the point of beginning.

Containing 3,716 square feet or 0.09 acres, more or less.

Also being known as a part of Lot No. 2 on the Plan of Lakeview Ridge Office Park, Phase II, of record in Book 9700, page 279, Register's Office for Davidson County, Tennessee.

Being a portion of same property conveyed to Allen Thomas, et ux, as of record in Book 2590, Page 325, 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

BOOK 10273 PG 899

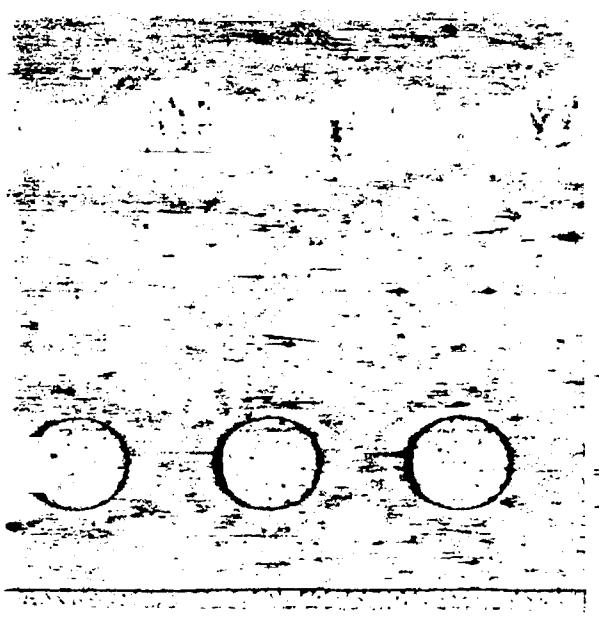
1. Real Property Taxes for 1996 and subsequent years.

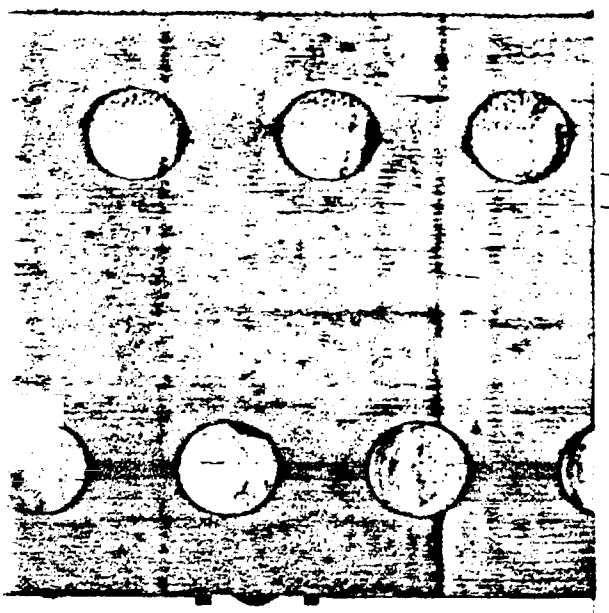
0250813
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0019 11/27 0101 03CHECK 26.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10273 PG 900

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 0019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250813
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092700