Grant Bsd

FILED 10293 PG 409

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tarpley & Tarpley L.L.C. 114 Elm Hill Circle Hendersonville, TN 37075	NEW OWNER	34-15-45
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P. ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to Tarpley & Tarpley L.L.C., a Tennessee Limited Liability Company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 1996.

Notary Public
My Commission Expires:

0388830.01
043560-000 12/17/96

2. Matters shown on the Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7687, page 513, said Register's Office.

4. Existing building restrictions and zoning ordinances and other matters of public law or regulation.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by through or under Grantor.

Executed this 17th day of December, 1996.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership d/b/a
NORTHGATE BUSINESS PARK ASSOCIATES, L.P.

By: _____
Thomas C. Gibson, Managing General Partner

This is unimproved property known as Lot 17 Northgate Business Park, Nashville, Tennessee.

BOOK 10293 PG 411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be managing general partner of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as managing general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of December, 1996.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

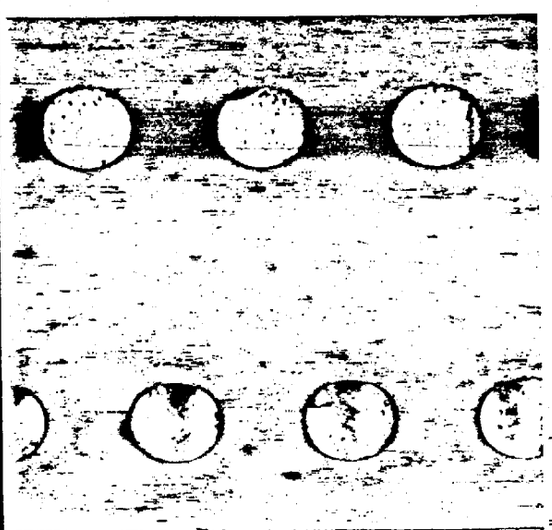


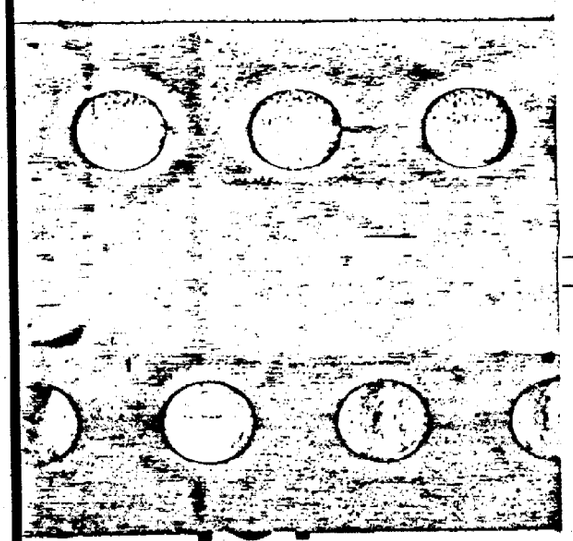
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Northgate Business Park Associates, an Indiana Limited Partnership, by deed from Space Park Properties, Ltd. of record in Book 7491, page 509, said Register's Office.

0256693
IDENTIF. ↑ REFERENCE
96 DEC 17 PM 3:48
ELLIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.
6667 12/17 0101 03CHECK 276.00





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

RECEIVED OF _____

FOR _____ BOOK 10293 PG 413

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 276.00
				CHECK 276.00
			12/17/96 01	15:50 0001 6667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256693
IDENTIF. ↑ REFERENCE

96 DEC 17 PM 3:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1099271