BOOK 10419 PG 154

519246

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Forrest Partnership, a Tennessee general partnership c/o Bob Parks 1535 W Northfield Blvd. Murfreesboro, TN 37129	Same	Part of 164-37

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CO-OP NO. 3, LTD., a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents transfers and conveys unto FORREST PARTNERSHIP, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property located off of Murfreesboro Road, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is delivered pursuant to the Contract for the Sale of Real Estate between the parties dated April 2, 1997, certain provisions of which survive delivery.

WITNESS our hands this 14th day of April, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CO-OP NO. 3, LTD.
By: Long Associates, a partnership

By: Harold Mitchell
Harold Mitchell, Partner

0295102
IDENTIFICATION REFERENCE

PICK-UP

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Harold Mitchell, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Long Associates, a Tennessee partnership that is general partner of Co-Op No. 3, Ltd., a Tennessee limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 14th day of April, 1997.

Notary Public

My Commission Expires:

1-27-01

STATE OF Tennessee)
)
COUNTY OF Rutherford)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $625,000.00.

Affiant

Sworn to and subscribed before me this 15th day of April, 1997.

Notary Public

My Commission Expires:

4/14/2001

EXHIBIT A

Being a 50.00, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract of land further described as being a portion of the property conveyed to the Co-op No. 3, Ltd, in Book 4983, page 338, Register's Office for Davidson County, Tennessee.

Beginning at an existing iron pin lying at the southeast corner of Asheford Crossing, Section Two as of record in Book 970, page 171, Register's Office of Davidson County, Tennessee; thence running with the easterly line of the said Asheford Crossing north 6 degrees, 39 minutes 22 seconds east a distance of 338.46, more or less, feet to a point; thence leaving the said easterly line of Asheford Crossing south 82 degrees, 03 minutes, 11 seconds east a distance of 1485.90, more or less feet to a point lying on the westerly margin of the Beltz-McDowell property as of record in Book 4713, page 299, Register's Office of Davidson County, Tennessee, thence running with the said westerly line of the Beltz-McDowell property south 10 degrees, 01 minutes, 05 seconds west a distance of 258.48, more or less, feet to an existing iron pin lying at the northerly line of the Beltz-McDowell property as of record in Book 4699, page 101, Register's Office of Davidson County, Tennessee; thence running with the said northerly line of Beltz-McDowell as follows: south 6 degrees 32 minutes, 05 seconds west a distance of 1217.97, more or less, feet to an existing iron pin; thence north 82 degrees, 11 minutes, 55 seconds west, a distance of 1475.19, more or less, feet to an existing iron pin lying on the easterly line of Asheford Crossing Subdivision (unrecorded); thence running with the said easterly line of Asheford Crossing north 6 degrees, 45 minutes, 15 seconds east a distance of 1141.51, more or less, feet to the point of beginning.

The foregoing description is from a survey entitled "Boundary Survey for Co-Op No. 3, Ltd." dated March 25, 1997, by James L. Terry, Tenn RLS No. 563, P.O. Box 291203, Nashville, Tennessee 37222.

Being part of the property conveyed by deed of record in Book 4983, page 338, Register's Office for Davidson County, Tennessee.

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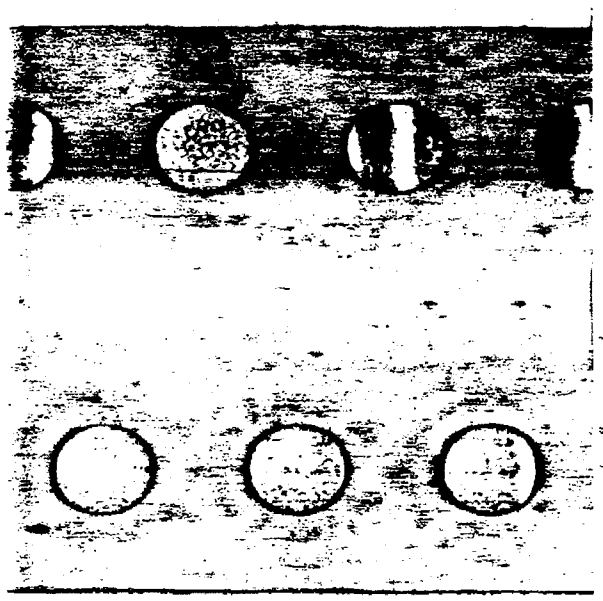
EXHIBIT B

1. Taxes for the year 1997, a lien not yet due and payable.

2. Matters shown on survey entitled "Boundary Survey for Co-Op No. 3, Ltd." dated March 25, 1997, by James L. Terry.

3. Easement of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

0238 04/16 0101 03CHECK 2329.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

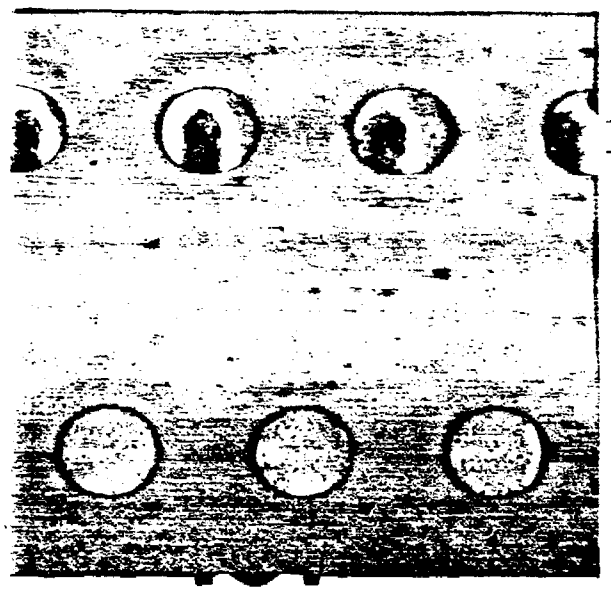
RECEIVED OF _____

FOR _____

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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 625000.00
CON TX 2312.50
PRFEE 1.00
WDEED 16.00
BKBANK 2329.50
CHECK 2329.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/97 01 15:46 0001 0238

0295102
IDENTIF. # REFERENCE

97 APR 16 PM 3:44
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1140035