File 35 (JBP)
CTIC
282737

This instrument was prepared by:

R. Bailey Teague, Jr.
Glass, McCullough, Sherrill
& Harrold, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

SEND TAX NOTICE TO:

JDN Development Company, Inc.
3814 Cleghorn Avenue
Nashville, Tennessee 37215
Attention: Elizabeth Nichols

MAP NUMBER:

19-14

PARCEL NUMBER:
18

LIMITED WARRANTY DEED

BOOK 10484 PG 695

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) to the undersigned grantor, Northcreek Associates, L.P., a Tennessee limited partnership having L. H. Hardaway, Jr. as its sole general partner, (hereinafter referred to as "Grantor"), in hand paid by JDN Development Company, Inc., a Maryland corporation, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee in fee simple all that certain lot or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Subscribed and sworn before me this
the 5th day of June, 1997.

Affiant

My commission expires: 9/18/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD, the Property and all privileges and appurtenances thereunto belonging to said Grantee and Grantee's heirs and assigns forever (hereinafter referred to collectively as the "Premises").

And said Grantor does for itself, its successors and assigns, covenant with said Grantee and Grantee's heirs and assigns, that except as set forth on Exhibit B attached hereto and incorporated herein by reference, the Premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend such title to the Premises to said Grantee and Grantee's heirs, executors and assigns forever, against the lawful claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for it and in its name by its duly authorized officers and its seal to be hereunto affixed, as of this the 3rd day of June, 1997.

"GRANTOR":

NORTHCREEK ASSOCIATES, L.P., a Tennessee limited partnership

By: L. H. Hardaway
L. H. Hardaway, Jr., its
sole general partner

BOOK 10484 PG 696

STATE OF Tennessee

COUNTY OF Davidson

Before me a Notary Public in and for said State and County, personally appeared before me L. H. Hardaway, Jr., who is the sole general partner of Northcreek Associates, L.P., a Tennessee limited partnership, with whom I am personally acquainted and who upon oath acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the partnership by himself in such capacity and on behalf of said partnership.

Witness my hand and official seal at Nashville, this the 3rd day of June, 1997.

Dorothy Blevins
Notary Public

My Commission Ex 5/12/2000

[NOT

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Exhibit "A"

Legal Description
Lot 1B

A tract of land in the 10th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1B as shown on the Final Plat prepared by Ragan-Smith-Associates, Inc. dated July 21, 1995, and recorded in Plat Book 9700, Page 1, Register's Office for Davidson County, Tennessee and described according to a survey made by Ragan-Smith-Associates, Inc., dated November 14, 1994, and updated May 8, 1997, Job No. 77-263 as follows:

Beginning at a set iron pin in the east right-of-way line of Northcreek Boulevard, said point being 537.47 feet from the southerly end of the southeast return curve at the intersection of Northcreek Boulevard (90 foot right-of-way) and Long Hollow Pike (84 foot right-of-way) as measured along the easterly right-of-way line of Northcreek Boulevard; thence,

1. Leaving said right-of-way, with the common line to Lot 1A, N 82°32'55" E, 83.97 feet to a set iron pin; thence,

2. With a 56.00 foot radius curve to the right a distance of 46.27 feet; said curve having a chord bearing and distance of S 73°46'52" E, 44.97 feet to a set iron pin; thence,

3. S 50°06'38" E, 44.52 feet to a set iron pin; thence,

4. N 39°53'22" E, 32.00 feet to a set iron pin; thence,

5. N 50°06'38" W, 5.39 feet to a set iron pin; thence,

6. With a 71.00 foot radius curve to the right a distance of 106.72 feet; said curve having a chord bearing and distance of N 07°03'00" West, 96.95 feet to a set iron pin; thence,

7. N 36°00'29" E, 17.34 feet to a set iron pin; thence,

8. N 79°41'41" E, 275.86 feet to a set iron pin; thence,

9. N 10°18'19" W, 82.33 feet to a set iron pin; thence,

10. N 54°23'35" W, 75.96 feet to a set iron pin; thence,

11. N 34°53'10" E, 161.97 feet to a set iron pin; thence,

12. N 51°15'02" E, 342.39 feet, passing a witness iron pin set at 254.80 feet to a point in the center of Mansker Creek; thence,

13. Following the center of Mansker Creek S 25°13'36" E, 144.98 feet to a point; thence,

14. Continuing with the center of Mansker Creek S 15°20'33" E, 343.50 feet to a point; thence,

15. S 09°18'48" E, 74.53 feet to a point; thence,

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16. S 07°16'55" W, 216.40 feet to a point; thence,

17. S 32°16'54" W, 207.07 feet to a point; thence,

18. S 42°23'31" W, 82.69 feet to a point; thence,

19. S 41°57'47" W, 222.00 feet to a point; thence,

20. S 15°14'26" W, 166.42 feet to a point; thence,

21. S 10°50'36" E, 105.96 feet to the northeast corner of a parcel of land conveyed to the United States Postal Service as of record in Deed Book 8214, Page 244, Register's Office of Davidson County, Tennessee; thence,

22. Leaving the center of Mansker Creek along the north line of said United States Postal Service, S 88°30'00" W, passing an existing witness iron pin at 90.42 feet a total of 169.68 feet to an existing iron pin; thence,

23. N 75°06'56" W, 185.26 feet to an existing iron pin in the north line of said United States Postal Service; thence,

24. S 88°30'00" W, 159.36 feet to a set iron pin in the north line of United States Postal Service and the east right-of-way of Northcreek Boulevard; thence,

25. Along the east right-of-way of Northcreek Boulevard, N 01°30'00" W, 715.00 feet to an existing iron pin; thence,

26. Continuing along the east right-of-way of Northcreek Boulevard with a 561.52 foot radius curve to the left a distance of 32.98 feet; said curve having a chord bearing and distance of N 03°10'58" W, 32.98 feet to the true point of beginning.

Said tract or parcel of land contains 17.749 acres (773,132 square feet), more or less, as shown on that certain ALTA/ACSM Land Title Survey prepared for JDN Development Company, Inc. and Chicago Title Insurance Company, prepared by Jackie L. Dillehay (Tennessee Registered Land Surveyor No. 1417) of Ragan-Smith-Associates, Inc., dated May 8, 1997.

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EXHIBIT "B"

Permitted Title Exceptions
(Goodlettsville, TN)

1. Taxes for the year 1997 and subsequent years not yet due and payable.

2. Declaration of Restrictive Covenants and Owner's Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, Page 938, Register's Office for Davidson County, Tennessee; as amended by First Amendment of record in Book 7245, Page 958, aforesaid records; as further amended by Second Amendment of record in Book 8195, Page 337, aforesaid records; as further amended by Third Amendment of record in Book 9780, Page 183, aforesaid records.

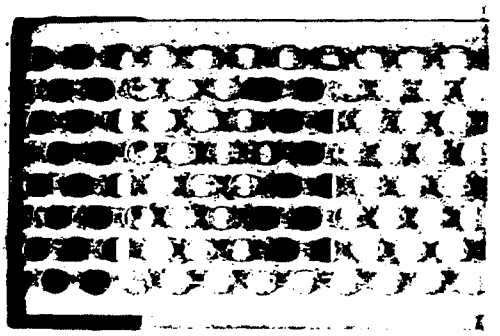
3. Subject to all matters shown on the Final Plat of Resubdivision of Lot One of Northcreek Commons, of record in Book 9700, Page 1, aforesaid records.

4. Reciprocal Access and Cross Parking Easement of record in Book 7245, Page 968, aforesaid records; as amended by First Amendment to Reciprocal Access and Cross Parking Easement of record in Book 9901, Page 794, aforesaid records.

5. Easement granted in favor of the U.S. Postal Service, of record in Book 8654, Page 428, aforesaid records.

6. Public Easement for the flow of Manskers Creek.

03134O4
IDENTIF. ▲ REFERENCE
97 JUN -6 PM 2:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
0279 06/06 0101 03CHECK 1593.50



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

RECEIVED OF _____

FOR _____

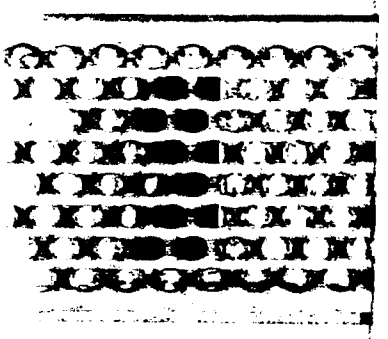
BOOK 10484 PG 700

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	
				425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1593.50
			CHECK	1593.50

06/06/97 01 14:46 0001 0279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 | 3404
IDENTIF. ↑ REFERENCE

97 JUN -6 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160195