Box 28

BOOK 10484 PG 811

3.

THIS INSTRUMENT PREPARED BY:
Christina C. Grey
Long, Ragsdale & Waters, P.C.
1111 Northshore Drive, N.W.
Suite S-700
Knoxville, Tennessee 37919

OWNER/RESPONSIBLE TAXPAYER:
Home Depot U.S.A., Inc.
2455 Paces Ferry Rd.
Atlanta, GA 30339

CLT# 75-169

Source of Grantor's Title:
Deed recorded in Deed Book
10202, page 601, in the
Register's Office of Davidson
County, Tennessee

97070223

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 1997, between CREDIT SUISSE LEASING 92A, L.P., a Delaware limited partnership, hereinafter referred to as "Grantor", and HOME DEPOT U.S.A., INC., a Delaware corporation, hereinafter referred to as "Grantee."

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit: all that real property described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises to the said Grantee and its successors and assigns forever.

And Grantor, for itself and its representatives, successors, and assigns, does hereby covenant with Grantee and its representatives, successors, and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; that Grantor has full power, authority, and right to convey the same; that Grantor will forever warrant the title thereto against all persons claiming by, through, or under Grantor; and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes (for which Grantee hereby assumes the obligation to pay as the same become due and payable), and those encumbrances and restrictions set forth on Exhibit "B" attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT "A" HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

SELLER:

CREDIT SUISSE LEASING 92A, L.P.,
a Delaware limited partnership

By Credit Suisse First Boston
(formerly known as Credit
Suisse), its General Partner

By: _____
Name: Guillermo Espiga
Title: Associate

By: _____
Name: Darcy Sledge
Title: Vice President

97 JUN -6 PM 4:03
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0313435
IDENTIF. ↑ REFERENCE

STATE OF New York
COUNTY OF New York

Personally appeared before me, William K Frohnhoefer, of the state and county aforesaid, Darcy Sledge & Guillermo Espiga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged themselves to be the Vice President and Associate, respectively, of Credit Suisse First Boston (formerly Credit Suisse), a Swiss bank operating through its New York branch, which is a General Partner of CREDIT SUISSE LEASING 92A, L.P., the within named bargainor, a limited partnership, and acknowledged that they, as such Vice President and Associate, executed the foregoing instrument for the purpose therein contained by signing the name of the bank (as General Partner) by themselves as Vice President and Associate.

WITNESS my hand and seal this 30th day of May, 1997.

William Frohnhoefer
Notary Public

WILLIAM K. FROHNHOEFER
Notary Public, State of New York
No. 01FR5074711
Qualified in Queens County
Commission Expires March 17, 1999

My commission expires: _____

o o O o o

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30 day of May, 1997.

William Frohnhoefer
Notary Public

My Commission Expires: _____

WILLIAM K. FROHNHOEFER
Notary Public, State of New York
No. 01FR5074711
Qualified in Queens County
Commission Expires March 17, 1999

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Tract 5 as shown on the Final Plat of Hermitage Market Place First Revision of record in Book 9700, page 243, Register's Office for said County.

Being part of the same property conveyed to Credit Suisse Leasing 92A, L.P., a Delaware limited partnership, by deed from First Tennessee Bank National Association of record in Book 10202, page 601, Register's Office for Davidson County, Tennessee.

Together with all easements granted to Credit Suisse Leasing 92A, L.P. by that certain Declaration of Easements, Restrictive Covenants, Conditions and Restrictions of record in Book 10202, page 607, said Register's Office.

EXHIBIT B

1. Taxes for 1997 which are a lien against the Property, but which are not yet due and payable.

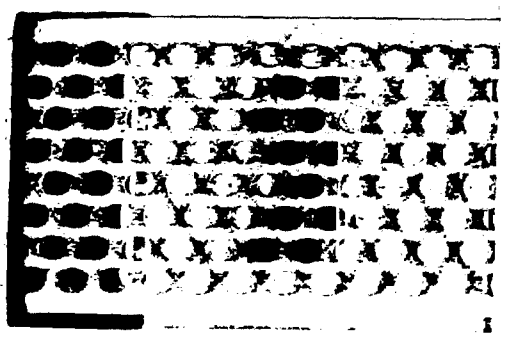
2. Storm Water Detention Agreement of record in Book 7323, page 649, in the Register's Office of Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 222, and revised of record in Book 9700, page 243, aforesaid Records.

4. Declaration of Easements, Restrictive Covenants, Conditions and Restrictions in Book 10202, page 607, aforesaid Records.

5. Any other matters of record which affect the Property as of the date hereof.

0321 06/06 0101 03CHECK 1793.00



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

RECEIVED OF _____

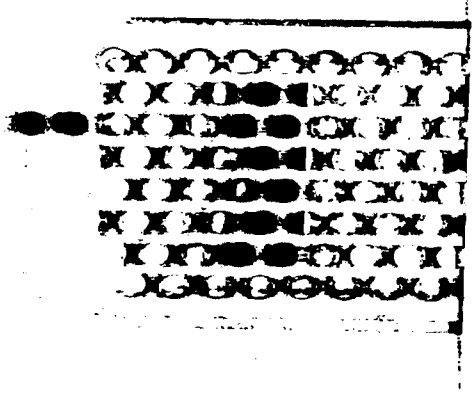
FOR _____

BOOK 10484 PG 815

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	
				480000.00
			CON TX	1776.00
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	1793.00
			CHECK	1793.00

06/06/97 01 16:05 0001 0321
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03134 35
IDENTIF. ↑ REFERENCE

97 JUN -6 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160237