BOOK 10538 PG 640

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Weeks Realty, L.P. 1410 Donelson Pike Suite A-5 Nashville, TN 37217	NEW OWNER	134/275
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (REW) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **DONALD W. GOLDEN** and **JERRY M. WELLS**, as tenants in common ("Grantor"), have bargained and sold, and hereby transfer and convey to **WEEKS REALTY, L.P.**, a Georgia limited partnership ("**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.
2. Rights of others in and to the 10' wide sewer easement, as set forth in instrument recorded in Book 7060, page 669, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $696,960.00.

Affiant

Subscribed and sworn to before me this 22nd day of July, 1997.

Notary Public

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

BARBARA S. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

0424251.01
035859-000 07/22/97

3. Restrictions as contained in Book 7015, page 545, Register's Office for Davidson County, Tennessee.

4. Easement(s) to Nashville Gas Company, as set forth in instrument recorded in Book 4340, page 143, Register's Office for Davidson County, Tennessee.

5. Surface drain across easterly portion of property as shown on survey prepared by Ragan-Smith Associates, Surveyors, Survey No. 83-036, dated June 11, 1997.

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 successors and assigns against the lawful claims of all persons claiming by through or under Grantor.

0329116

Executed as of the 21st day of July, 1997.

Donald W Golden
DONALD W. GOLDEN

JERRY M. WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. GOLDEN and JERRY M. WELLS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County Tennessee, this the 22nd day of July, 1997.

Barbara S. Williams
NOTARY PUBLIC

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

0424251.01
035859-000 07/22/97

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place, on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right-of-way line of Ezell Road, a 50-foot road at this point, that bears South 7 degrees 20 minutes 04 seconds West, 175.65 feet from the centerline of Harding Place and proceeding as follows:

1. With the westerly right-of-way line of Ezell Road, South 7 degrees 20 minutes 04 seconds West, 204.53 feet to an existing iron pin; thence,

2. Leaving said westerly line with a severance line, North 82 degrees 15 minutes 54 seconds West, 178.38 feet to an existing iron pin; thence,

3. South 88 degrees 59 minutes 55 seconds West, 155.49 feet to an existing iron pin; thence,

4. South 79 degrees 18 minutes 47 seconds West, 199.87 feet to an existing iron pin at the southwesterly corner of the herein described tract; thence,

5. North 16 degrees 08 minutes 09 seconds West, 300.00 feet to an iron pin set on the southerly right-of-way line of Harding Place, a 160-foot road at this point; thence,

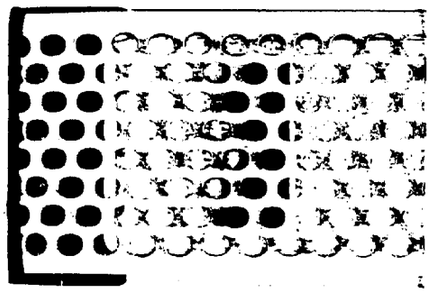
6. With said southerly line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a distance of 545.03 feet to an iron pin (set); said curve having a chord bearing and distance of North 85 degrees 24 minutes 34 seconds East 541.34 feet; thence,

7. With the right-of-way line of Harding Place and Ezell Road, South 41 degrees 03 minutes 32 seconds East, 149.93 feet to the Point of Beginning and containing 4.00 acres (174,575 square feet) more or less.

Together with a 10-foot wide sewer easement lying five feet on each side of the following described line:

Beginning at an iron pin set in the southerly line of the above described four-acre tract; said iron pin being North 79 degrees 18 minutes 47 seconds East, 199.87 feet from the southwesterly corner of said tract and proceeding as follows: South 1 degree 49 minutes 18 seconds East, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.

Being the same property conveyed to Donald W. Golden and Jerry M. Wells by deed of record in Book 7060, page 669, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10538 PG 643

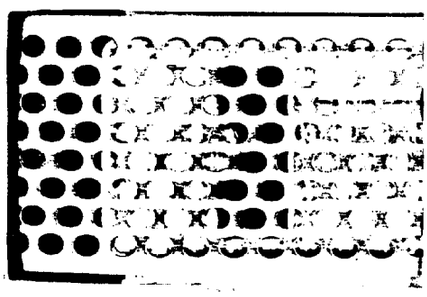
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
698960.00
CON TX 2570.76
PRFEE 1.00
WDEED 10.00
TOTAL 2591.76
CHECK 2591.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/97 01 15:52 0001 7503



03291116
IDENTIFICATION REFERENCE

97 JUL 22 PM 3:51

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1177266