Box 37
B5W

BOOK 10551 PG 356

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B.P.W. Properties, L.L.C. 3930 Logan's Landing Louisville, TN 37777	NEW OWNER	34-11-32
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 **B.P.W. PROPERTIES, L.L.C.**, a Virginia 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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,190.00.

Affiant

Subscribed and sworn to before me this 31st 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 AT LARGE DAVIDSON COUNTY, TN

0424360.01
043560-065 07/09/97

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

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

3. Easement for sewer line of record in Book 4398, page 164, Register's Office for Davidson County, Tennessee.

4 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.

5. Easement for the flow of Dry Creek.

6. Existing building restrictions and zoning ordinances.

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.

Executed as of the 31st day of July, 1997.

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 3, Northgate Business Park, Nashville, Tennessee.

0424360.01
043560-065 07/09/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy Dean 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 31st day of July, 1997.

Kathy Dean
NOTARY PUBLIC

My Commission Expires: 11/28/98



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

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.

0332587
IDENTIF. ↑ REFERENCE

97 JUL 31 PM 4:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1490 07/31 0101 03CHECK 280.40

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

RECEIVED OF _____

FOR _____

BOOK 10551 PG 360

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 71190.00
CON TX 263.40
PRFEE 1.00
WDEED 16.00
TOTAL 280.40
CHECK 280.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
07/31/97 01 16:29 0001 1490

0332587
IDENTIF. ← REFERENCE

97 JUL 31 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181125