44

BOOK 10560 PG 412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 1997.

Notary Public

My Commission expires: 5/30/99

This instrument prepared by:

Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
AJJ Investments, LLC 805 Appomattox Place Franklin, TN 37064	Same	Map 26-15 Parcel 4

4064 08/06 0101 03 REC 1312.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVEST ASSOCIATES, LIMITED PARTNERSHIP**, a Georgia Limited Partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto **AJJ INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is unimproved property, located at 2225 Gallatin Pike, North, Madison, Tennessee 37115.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

WITNESS our hand as of the 5th day of August, 1997.

GRANTOR:

NASHVEST ASSOCIATES, LIMITED PARTNERSHIP,
a Georgia limited partnership

By: THETA CORP., a South Carolina corporation, its sole general partner

By: John H. Disher
Name: John H. Disher
Title: Vice President

[CORPORATE SEAL]

THETA CORPORATE SEAL SOUTH

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Disher, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of Theta Corp., G.P. of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of August, 1997.

TRACIE M. METTS NOTARY PUBLIC SOUTH CAROLINA

Tracie M. Metts
Notary Public

My Commission Expires: My Commission Expires March 18, 2007

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot 3 Northside Festival, of record in Book 9700, page 161, Register's Office for said county, to which plan reference is hereby made for a more complete description of said Lot.

Together with rights and easements relating to said Lot, as contained in Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center, of record in Book 9818, page 370, as amended by instruments of record in Book 9912, page 591, and Book 10089, page 201, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nashvest Associates, Limited Partnership, a Georgia limited partnership, by deeds of record in Book 9715, page 1, Book 9715, page 10, and Book 9715, page 13, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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Permitted Encumbrances

1. Property taxes for 1997, which have been prorated and assumed by Grantee.

2. Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center, of record in Book 9818, page 370, as amended by instruments of record in Book 9912, page 591, and Book 10089, page 201, Register's Office for Davidson County, Tennessee.

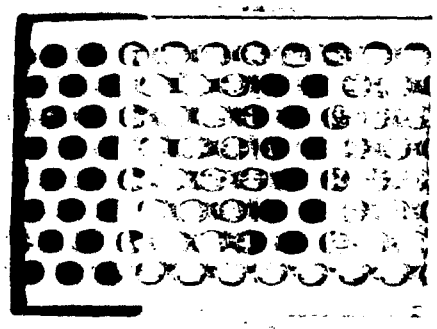
3. Matters shown on the plan of Resubdivision of Lot 3 Northside Festival, of record in Book 9700, page 161, Register's Office for Davidson County, Tennessee.

4. Matters shown on the plan of North Hill Estates, Section One, of record in Book 3300, page 18, as amended in Book 7016, page 722, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0334984

97 AUG -6 PM 2:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10560 PG 416

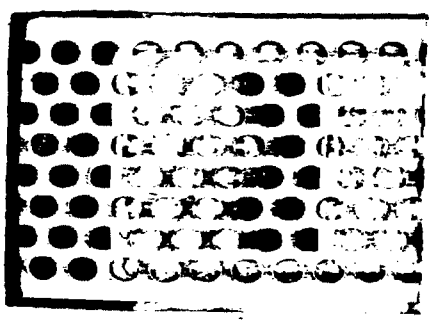
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 16.00
TOTAL 1312.00
CHECK 1312.00

08/06/97 01 14:47 0001 4064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0334984
IDENTIF. ↑ REFERENCE

97 AUG -6 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183666