6.

SPECIAL WARRANTY DEED BOOK 10587 PG 832

FROM: Realty Fund 85-I, Ltd., a Limited partnership, Grantor

TO: Papermill Associates, a general partnership, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Papermill Associates 5784 Lake Forrest Drive Suite 195 Atlanta, Georgia 30328	same	134-0-264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Three Hundred Thousand and no/100 Dollars ($3,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of August, 1997.

Notary Public

My Commission Expires: 5/30/99

FOR AND IN CONSIDERATION OF the sum of Three Million Three Hundred Thousand and no/100 Dollars ($3,300,000.00), the receipt and sufficiency of which are hereby acknowledged, Realty Fund 85-I, Ltd., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Papermill Associates, a general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 531 - 535 Metroplex Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 27th day of August, 1997.

REALTY FUND 85-I, LTD.,
a Tennessee limited partnership

By: C/M Corporation, its general partner

By: _____
Thomas F. Corcoran,
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charlene J. Smith, a Notary Public of said County and State, personally appeared Thomas F. Corcoran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of C/M CORPORATION, the General Partner of REALTY FUND 85-I, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of C/M Corporation, the General Partner.

Witness my hand and seal, at Office in Nashville, this 27th day of August, 1997.

_____
Notary Public

My Commission Expires: Jan 29, 2000

EXHIBIT A

Property Description

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, being shown as Lot Number 8 on the Final Subdivision Plat of Metroplex Section 6 recorded in Plat Book 6200, page 63, in the Register's Office of Davidson County, Tennessee, also being shown as Parcel 264 on Tax Map 134 of the Davidson County Property Mapping System and proceeding as follows:

BEGINNING at an existing iron pin on the southwesterly right-of-way of Metroplex Drive, a 60-foot wide right-of-way as recorded by the Final Subdivision Plat for the Right-of-Way in Book 5200, page 308, Register's Office of Davidson County, Tennessee; said point also being the northeasterly property corner of Lot Number 7 as recorded in Plat Book 5190, page 772, R.O.D.C., Tennessee and being more fully described as follows:

1. With the southwesterly right-of-way line of Metroplex Drive, South 33° 27' 51" East, 414.22 feet to an existing iron pin; said pin being the northerly common property corner of the herein-described tract and AFPC Equity Investors Fund A, Ltd. Property, Lot Number 9, as recorded by the Final Subdivision, Plat in Book 6200, page 146, R.O.D.C., Tennessee; thence,

2. Leaving the right-of-way of Metroplex Drive with the common line of the herein-described tract and Lot Number 9, South 56° 31' 10" West, 441.88 feet to an existing iron pin on the right-of-way line of Interstate 24; thence,

3. With the said right-of-way line of I-24; North 33° 28' 21" West, 414.28 feet to an existing concrete monument; said monument being at the southerly common property corner of the herein-described tract and the Pearl International, Inc. property Lot Number 7, as recorded by the Final Subdivision Plat in Plat Book 5190, page 772, R.O.D.C., Tennessee; thence,

4. Leaving said right-of-way of Interstate 24 with the common property line of the herein-described tract and Lot Number 7, North 56° 31' 39" East 441.94 feet to an existing iron pin and being the **POINT OF BEGINNING.**

Being the same property conveyed to AFPC Metroplex Fund, Ltd., by Deed of Record in Book 6311, page 174, Register's Office for Davidson County, Tennessee. The said AFPC Metroplex Fund, Ltd. has since changed its name to AFPC Realty Fund, Ltd. pursuant to Amendment No. 1 to Certificate and Agreement of Limited Partnership of record in Book 6559, page 120. The said AFPC Realty Fund, Ltd. has since changed its name to Realty Fund 85-I, Ltd. pursuant to Amendment No. 2 to Certificate and Agreement of Limited Partnership of record in Book 6568, page 998, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

BOOK 10587 PG 835

Encumbrances

1. 1997 Taxes, a lien, which are not yet due and payable which have been prorated and will be paid by Grantee.

2. Restrictions as contained in Book 5653, page 11, Register's Office of Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in book 6315, page 227, Register's Office of Davidson County, Tennessee.

4. All matters shown on Plat recorded in Book 6200, page 63, Register's Office of Davidson County, Tennessee.

5. Lack of access to Interstate 24, a controlled access highway.

6. Rights of tenants in possession under tenant leases assigned simultaneously herewith to Grantee.

7. Zoning ordinances affecting the Property.

8. Curbing encroachment into right of way for Metroplex Drive and other matters shown on the survey dated 8/15/97 prepared by Ragan-Smith-Associates, Inc., Job No. 93-048.

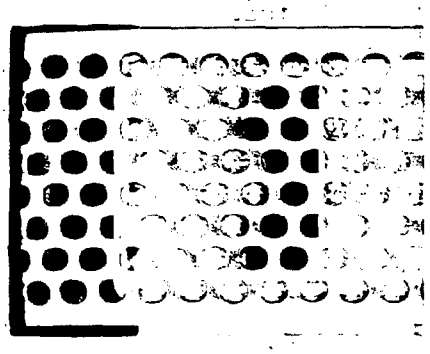
0343007

IDENTIFICATION REFERENCE

97 AUG 29 PM 3:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2752 08/29 0101 03CHECK 12227.00



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

RECEIVED OF _____

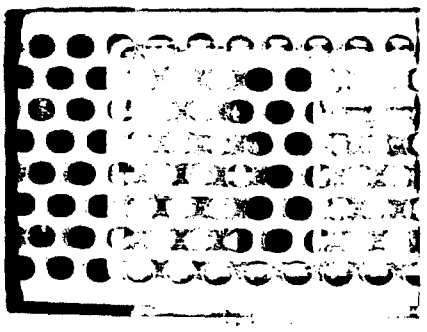
FOR _____ BOOK 10587 PG 836

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
3300000.00
CON TX 12210.00
PRFEE 1.00
WDEED 16.00
TOTAL 12227.00
CHECK 12227.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15-03 0001 2752



0343007
IDENTIF. # REFERENCE

97 AUG 29 PM 3:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 1192251