THIS INSTRUMENT PREPARED BY: First American Title, 3200 Southwest Freeway
Houston, TX 77027

BOOK 10754 PG 238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Borden, Inc., a New Jersey corporation, said Grantor does hereby bargain, sell, transfer and convey unto Cherokee Columbus Real Estate, L.L.C., a Colorado limited liability company, and its successors and assigns, subject to(i) existing building, zoning, traffic and environmental laws and other applicable laws, ordinances and regulations, (ii) taxes and assessments not yet due and payable, (iii) all easements, covenants, conditions and restrictions of record, and (iv) legal highways, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING two parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, shown as Lots 163, 164, 165, 166, 167, 190, 191, 192 and 193 on the plan of Boyd Home Tract of record in Plat Book 21, Page 39, Register's Office of Davidson County, Tennessee, located north of Church Street between Seventeenth Avenue North and Eighteenth Avenue North and being more particularly described, according to survey by Bock & Clark's National Surveyors Network, William C. Cockrill, TN RLS No. 1401, dated June 16, 1997, as follows:

Tract I

BEGINNING at a point in the northerly margin of Church Street, said point being westerly 100.00 feet along said margin from an iron pin at the westerly corner of Seventeenth Avenue North and being the southeast corner of Lot No. 163 of Boyd Home Tract; Thence, along said Church Street margin, S 62 degrees 41' 29" W, 250.00 feet to a point; Thence, leaving said margin, with the common lot line between Lots 167 and 168, N 27 degrees 24' 39" W, 162.50 feet to a point in the south line of Church Street Alley; Thence, with said alley, N 62 degrees 41' 29" E 250.00 feet to a point; Thence, leaving said alley, with the common line of Lots 162 and 163, S 27 degrees 24' 39" E, 162.50 feet to a point of beginning.

Tract II

BEGINNING at a point in the southerly margin of State Street, said point being easterly 50.00 feet along said margin from the easterly margin of Eighteenth Avenue North and being the northwest corner of Lot 190 of Boyd Home tract; Thence, along said southerly margin of State Street, N 62 degrees 28' 13" E, 200.00 feet to an iron pin; Thence, leaving said margin, with the common line of Lots 193 and 194, S 27 degrees 32' 33" E 170.00 feet to an iron pin in the northerly margin of Church Street alley; Thence, with said northerly margin, S 62 degrees 28' 13" W, 200.00 feet to an iron pin; Thence, leaving said alley, with the common line of Lots 189 and 190, N 27 degrees 32' 33" W 170.00 feet to the point of beginning.

Commonly known as 1706-16 Church Street and 1711-17 State Street, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Cherokee Columbus Real Estate, L.L.C. and his assigns, forever.

Grantee, Cherokee Columbus Real Estate, L.L.C., whose address is c/o Cherokee Investment Security, 5445 DTC Parkway, Suite 900, Englewood, Colorado, 80111, is responsible for the payment of real property taxes on subject property.

Said Grantor warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said corporation has executed this deed and affixed its corporate seal by Ellen German Berndt, its Secretary, this 16 day of December, 1997.

BORDEN, INC.

By: Ellen German Berndt

Title: Secretary

STATE OF Ohio

COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ellen German Berndt, with whom I am personally acquainted and who upon her oath(s) acknowledge herself to be the Secretary respectively of the Borden, Inc the within named bargainor, and corporation, and that she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Secretary as such Secretary.

WITNESS my hand and seal at office, this 16 day of December, 1997.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

TIMOTHY C. HALL, JR., ATTORNEY-AT-LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

The actual consideration or value whichever is greater, for this transfer is $110,186 (One Hundred Ten Thousand One Hundred Eighty-six Dollars)

Affiant

Subscribed and sworn to before me this 16 day of December 1997.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

TIMOTHY C. HALL, JR., ATTORNEY-AT-LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

98 JAN 12 AM 9:40

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0389062

IDENTIF. & REFERENCE

ADDRESS NEW OWNERS:

Cherokee Columbus Real Estate, L.L.C.
C/O Cherokee Investment Security
5445 DTC Parkway, Suite 900
Englewood, CO 80111

SEND TAX BILLS TO: SAME

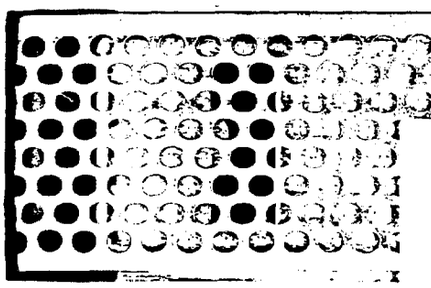
MAP & PARCEL:

Map 92-12
parcels 304, 303
243, 244, 302, 247
245

12/16/97 - 8029443.01

2

416-69



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

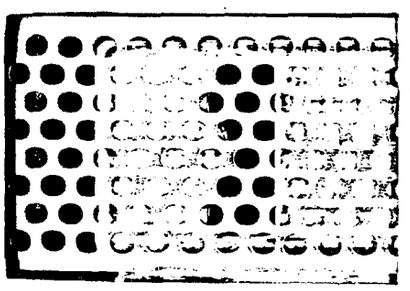
RECEIVED OF _____

FOR _____

BOOK 10754 PG 240

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 110186.00
CON TX 407.69
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
MTE 1.00
MAMT 8.00
ERR CO
MAMT 8.00-
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 416.69
CHECK 416.69

0389062
IDENTIF. & REFERENCE

98 JAN 12 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01/12/98 01 09:46 0001 0875

No. 1241536