This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00286087, Box 35

BOOK 10841 PG 636

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Michael D. Shmerling & Co., L.L.C. 1900 Church St. Suite 400 Nashville, Tn. 37203	Owner	Map 92-12 Parcels 304,303,243, 244,302,247, and 245

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Michael D. Shmerling & Co., L.L.C., and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Cherokee Columbus Real Estate, L.L.C., a Colorado limited liability company, has this day bargained and sold, and dose hereby transfer and convey unto the said Michael D. Shmerling & Co., L.L.C., the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 16 day of March, 1998.

My Commission Expires SEPT. 8, 2001

Notary Public

My Commission Expires: _____

This is improved (x) unimproved ( ) property, known as:

1706-16 Church Street and 1711-17 State Street, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, i

RECORDERS MEMO
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DAVIDSON COUNTY, TN.

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IDENTIF. ➔ REFERENCE

successors and assigns, forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Schedule B, attached hereto. BOOK 10841 PG 637

IT FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the grantor herein.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11TH day of March, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHEROKEE COLUMBUS VENTURE, L.L.C.,
A Colorado limited liability company

By: Cherokee Columbus Venture, L.L.C.,
a Colorado limited liability
company, sole member

By: Cherokee Environmental Realty
Advisors, L.L.C., a Colorado
limited liability company, manager

by: _____
Dwight Stenseth, Vice President
and authorized signatory

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE)

Before me, BEVERLY J LEISTEN,
a Notary Public of the State and County aforesaid, personally appeared Dwight Stenseth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, oath, acknowledged himself to be Vice President and authorized signatory of Cherokee Environmental Realty Advisors, a Colorado limited liability company, the within named bargainor, and that he as such Vice President and authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the grantor by himself as Vice President and authorized signatory.

WITNESS my hand and seal, at office in Englewood Colorado, this 11th day of March, 1998.

_____
NOTARY PUBLIC

Commission expires: 01/06/01

LEISTEN NOTARY PUBLIC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Legal Description of the Property

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 Block & 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.

Being the same property conveyed to Cherokee Columbus Real Estate, L.L.C., a Colorado limited liability company, by Special Warranty Deed from Borden, Inc., a New Jersey corporation, of record in Book 10754, page 238, Register's Office for Davidson County, Tennessee,

EXHIBIT B

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 1998, a lien, but not yet due or payable.

2. Subject to all matters as shown on unrecorded survey dated June 16, 1997, by Bock & Clark's National Surveyors Network.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10841 PG 640

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	
				900000.00
			CON TX	3330.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	3347.00
			CHECK	3347.00
03/17/98	01		14:29 0001	6999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0413285
IDENTIF. # REFERENCE

98 MAR 17 PM 2:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267357