Bk 49
37061

BOOK 10848 PG 528

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crocker Point Place, L.P. c/o Crocker Realty Trust, L.P. 433 Real Plaza, Suite 335 Boca Raton, Florida 33432	96-13-187	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ***SL HOLDINGS, L.P.***, a Tennessee limited partnership, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to ***CROCKER POINT PLACE, L.P.***, a Delaware limited partnership ("the Grantee") Grantee's successors and assigns, certain land in the County of Davidson, State of Tennessee being more particularly described in ***Exhibit A,*** which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on ***Exhibit B*** which is attached hereto and incorporated herein by reference.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of March, 1998.

SL Holdings, L.P., a Tennessee limited partnership

By: FJ Holdings, LLC, ~~its~~ managing partner

By: _____
Floyd Shechter, President

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $6,325,000.00.

_____
Affiant

Subscribed and sworn to before me this 12th day of March, 1998.

_____
Notary Public
My Commission Expires: 9-29-2001

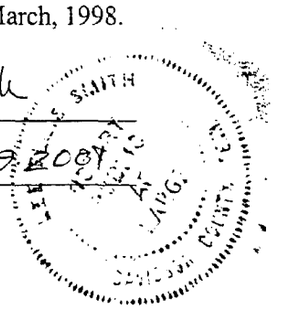
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043530-003 03/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee Ellis Smith the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Floyd Shechter**, 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 of FJ Holdings, LLC , the general partner of SL Holdings, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of the 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 President of FJ Holdings, LLC, general partner of SL Holdings, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of March, 1998.

Lee Ellis Smith
NOTARY PUBLIC
My Commission Expires: 9-29-2001



0472083.02
043530-003 03/10/98

Exhibit A
Legal Description

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Point Place Business Park as of record in Plat Book 5200, page 481, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an existing iron pin set on the east right-of-way line of Donelson Pike at this point an 80-foot wide street, said point is the northwest property corner of this tract and the southwest property corner of Hailey Tract Subdivision as of record in Plat Book 4350, page 157, R.O.D.C., Tennessee and proceeding as follows:

1. From the point of beginning and with the common property line of Hailey and Point Place Business Park - Lot No. 1 as of record in Plat Book 5200, page 481, R.O.D.C., Tennessee and this tract and leaving the east right-of-way line of Donelson Pike, S 84° 10' 30" E 540.68 feet to an iron pin set; thence,

2. S 05° 49' 30" W 581.65 feet to an existing iron pin. Said point is in the southeast property corner of this tract; thence,

3. Leaving the west property line of Lot No. 2 of Point Place Business Park and with the common property line of Frank K. Bellar Property as of record in Deed Book 5658, page 557, R.O.D.C., Tennessee and Donelson Square Property parcel 181, as of record in Deed Book 4955, page 80, R.O.D.C., Tennessee, N 85° 30' 38" W 300.00 feet to an iron pin set; thence,

4. With the common property line of George P. Morris as of record in Deed Book 4962, page 402, R.O.D.C., Tennessee, and this tract for the next two (2) calls, N 4° 29' 22" E 9.11 feet to an iron pin set; thence,

5. N 85° 30' 38" W 75.00 feet to a P.K. nail set; thence,

6. Leaving Morris' north property line and with the common property line of Tenneco Site No. 1 as of record in Plat Book 4350, page 111, R.O.D.C., Tennessee and this tract for the next two (2) calls, N 4° 29' 22" E 10.00 feet to a P.K. nail set; thence,

7. N 84° 44' 47" W 3.90 feet to an iron pin set; thence,

8. Leaving Tenneco Site No. 1 property and with the common property line of Donelson Square, Parcel 180, as of record in Deed Book 4955, page 80, R.O.D.C., Tennessee and this tract for the next two (2) calls, N 00° 45' 56" E 106.55 feet to an iron pin set; thence,

9. N 85° 50' 45" W 20.00 feet to an existing P.K. nail; thence,

10. Leaving Donelson Square property and with the common property line of Loretta Lynn's Western Stores, Inc. as of record in Deed Book 5085, page 70, R.O.D.C., Tennessee and this tract for the next three (3) calls, N 5° 45' 32" E 64.51 feet to an existing iron pin; thence,

11. N 7° 55' 06" E 30.00 feet to an existing iron pin; thence,

12. N 82° 44' 40" W 199.99 feet to an existing iron pin on the east right-of-way line of Donelson Pike as widened. Said point is the northwest property corner of Lynn's and the southwest property corner of this tract; thence,

13. With the east right-of-way line of said road and with a 1392.40-foot radius curve to the right a length of 343.23 feet to an iron pin set. Said curve has a chord bearing and a distance of N 15° 35' 50.5" E 342.363 feet; thence,

14. Continuing with said right-of-way line N 22° 39' 33" E 30.19 feet to the point of beginning and containing 299,819.00 square feet or 6.883 acres, more or less.

Being the same property conveyed to Grantor by Deed of Record in Book 10017, page 344, Register's Office for Davidson County, Tennessee.

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EXHIBIT "B"
TITLE EXCEPTIONS

1. Easement(s) to Metropolitan Government of Nashville and Davidson County, of record in Book 5078, page 386, Office of the Register for Davidson County, Tennessee;

2. Storm Water Detention Agreement of record in Book 6145, page 247, Office of the Register for Davidson County, Tennessee;

3. Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 5998, page 424, Office of the Register for Davidson County, Tennessee;

4. All matters shown on the Plat of record in Book 5200, page 481, Office of the Register for Davidson County, Tennessee;

5. Water Line Easement as set forth in Book 1760, page 419, Office of the Register for Davidson County, Tennessee;

6. The rights of tenants in possession;

7. Terms and provisions of the Lease of record in Book 6387, page 648, Office of the Register for Davidson County, Tennessee;

8. Deed of Trust recorded in Book 10014, page 363, as assigned at Book 10528, page 111, Office of the Register for Davidson County, Tennessee;

9. Bill of Sale, Assignment and Assumption in Book 10014, page 349, Office of the Register for Davidson County, Tennessee;

10. Assignment of Leases and Rents of record in Book 10014, page 420, Office of the Register for Davidson County, Tennessee;

11. Non-Disturbance and Attornment Agreement of record in Book 10014, page 435, Office of the Register for Davidson County, Tennessee;

12. Encroachment of metal building onto the property as shown on the survey of H & H Land Surveying, Inc. dated January 14, 1998, revised March 2, 1998, Job No.93-331, Michael V. Holmes, license number 213.

13. Encroachment of curb onto the property as shown on the survey of H & H Land Surveying, Inc. dated January 14, 1998, revised March 2, 1998, Job No.93-331, Michael V. Holmes, license number 213.

98 MAR 23 AM 9:41
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
041521O
9056 03/23 0101 03CHECK 23419.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RB/WP 10848 PG 532

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
6325000.00
CON TX 23402.50
PRFEE 1.00
[illegible] 16.00
TOTAL 23419.50
CHECK 23419.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/98 01 09:40 0001 9056

98 MAR 23 AM 9:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

04152 10
IDENTIF. # REFERENCE

No. 1269394