BOOK 10864 PG 426

FILE BOX 57

This instrument was prepared by:

R. Bailey Teague, Jr.
McCullough Sherrill, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

SEND TAX NOTICE TO:

JDN Realty Corporation
3814 Cleghorn Avenue
Nashville, Tennessee 37215
Attention: Elizabeth Nichols

MAP NUMBER:

148

PARCEL NUMBER:
283, 87

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) to the undersigned grantor, ANTIOCH CENTER LIMITED PARTNERSHIP, a North Carolina limited partnership (hereinafter referred to as "Grantor"), in hand paid by JDN Realty Corporation, a Maryland corporation (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee in fee simple all that certain lot or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

STATE OF North Carolina
COUNTY OF Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $3,538,000.00.

Affiant

Subscribed and sworn before me this
the 30th day of March, 1998.

My commission expires: 3/1/2003

Notary Public

TO HAVE AND TO HOLD, the Property and all privileges and appurtenances thereunto belonging to said Grantee and Grantee's heirs and assigns forever (hereinafter referred to collectively as the "Premises").

And said Grantor does for itself, its successors and assigns, covenant with said Grantee and Grantee's heirs and assigns, that except as set forth on Exhibit B attached hereto and incorporated herein by reference, the Premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend such title to the Premises to said Grantee and Grantee's heirs, executors and assigns forever, against the lawful claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for it and in its name by its duly authorized officers and its seal to be hereunto affixed, as of this the 30th day of March, 1998.

"GRANTOR":

ANTIOCH CENTER LIMITED PARTNERSHIP, a North Carolina limited partnership

By: CLT Development Corp., its sole general partner, a wholly owned subsidiary of Crescent Resources, Inc.

By: _____

Its: _____

[CORPORATE SEAL]

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me a Notary Public in and for said State and County, personally appeared before me Fred A. Byers, who is the Sr. Vice Pres. of CLT Development Corp., a SC corporation, which is the sole general partner of Antioch Center Limited Partnership, a North Carolina limited partnership, with whom I am personally acquainted and who upon oath acknowledged that he, as Sr. Vice Pres., executed the within instrument for the purposes therein contained by signing the name of the partnership by himself, as Sr. Vice Pres of CLT Development Corp., the general partner.

Witness my hand and official seal at Charlotte NC, this the 30th day of March, 1998.

_____

Notary Public

My Commission Expires: 3/16/2003

[NOTARY SEAL]

EXHIBIT "A"

Land in Davidson County, Tennessee, being Parcel 1 on the Plan of Antioch Plaza of record in Plat Book 5200, Page 771, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southerly margin of Richards Road, being the northeast corner of Parcel 86.1 on Tax Map 148 and as recorded in Book 4771, Page 876, said Register's Office; thence, with the southern margin of Richards Road, S 85° 44' 05" E, 140.93 feet; thence, with a curve to the left having a central angle of 0° 20' 42", a radius of 7143.60 feet, a chord bearing N 89° 55' 43" E, 43.01 feet and a curve length of 43.01 feet; thence, S 88° 44' 03" E, 159.11 feet to a monument in the southerly margin of Richards Road; thence, S 88° 26' 29" E, 137.29 feet to a monument in the southerly margin of Richards Road; thence, leaving Richards Road, S 04° 30' 30" W, 156.59 feet; thence, with Lori Heights Subdivision, S 37° 49' 26" E, 119.57 feet; thence, S 03° 26' 07" E, 220.85 feet to the northeast corner of Antioch Church of Christ property; thence, with the church property S 75° 59' 01" W, 434.86 feet to a point in the easterly margin of Antioch Pike; thence, N 41° 12' 36" W, 526.59 feet to a point in the easterly margin of Antioch Pike; thence, N 83° 33' 12" E, 111.60 feet to a monument being the southwest corner of Parcel 198, Tax Map 148, of record in Book 5331, Page 565, said Register's Office; thence, N 85° 08' 52" E, 92.85 feet; thence, N 87° 41' 38" E, 31.47 feet; thence, N 06° 31' 18" W, 177.35 feet to the point of beginning.

The above described property was conveyed to Antioch Center Limited Partnership, a North Carolina limited partnership, by Deed from The Kroger Co., a corporation organized and existing under and by virtue of the laws of the State of Ohio, as of record in Book 7975, page 49, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Title Exceptions

1. 1998 property taxes not yet due and payable.

2. Matters shown on the Plan of record in Book 5200, page 771, Register's Office for Davidson County, Tennessee, as shown on Survey of Ronny G. Brown, dated February 10, 1989, revised February 16, 1989, February 23, 1989 and October 25, 1989.

3. Easement for use and maintenance of a drive-way reserved in and more fully described in deed form John David Peyton, Sr. and wife, Juanita A. Peyton to Grantor of record in Book 6285, page 54, Register's Office for Davidson County, Tennessee, as shown on Survey of Ronny G. Brown, dated February 10, 1989, revised February 16, 1989, February 23, 1989 and October 25, 1989.

4. Perpetual non-exclusive easement for ingress and egress across northwest corner of Lot No. 2 on the Plan of Elmer L. Marshall Subdivision, of record in Book 4675, page 13, Register's Office for Davidson County, Tennessee, as revised by Revision of Lot No. 2 on the Plan of Elmer L. Marshall Subdivision, of record in Book 4675, page 159, Register's Office for Davidson County, Tennessee, voided, vacated, and superseded by plan of record in Book 5200, page 771, Register's Office for Davidson County, Tennessee, upon the area designated as "Joint Access Easement" on the plan, as superseded, as set forth in deed from Elmer L. Marshall and wife, Christine Cole Marshall to City Ice Delivery Company, of record in Book 4732, page 145, Register's Office for Davidson County, Tennessee, as shown on Survey of Ronny G. Brown, dated February 10, 1989, revised February 16, 1989, February 23, 1989 and October 25, 1989.

5. Restrictive Covenants contained in an instrument of record in Book 3407, page 195, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants contained in an instrument of record in Book 6285, page 70, Register's Office for Davidson County, Tennessee, as follows:

   The property herein conveyed will not be used for the sale or consumption of alcoholic beverages, other than beer and wine, or for the operation of an enterprise the principal business of which is the sale of pornographic material or exhibit of pornographic movies.

   Said restriction shall be a restriction running with the land for benefit of the real property designated as Parcel 201, Tax Map 148, and described in Deed of record in Book 5399, page 559, Register's Office for Davidson County, Tennessee, adjacent to the property herein conveyed, currently owned by the Trustee of the Antioch Church of Christ, and is set forth

herein pursuant to deed from the Trustees of the Antioch Church of Christ to Michael H. Clark of record in Book 6285, page 58, Register's Office for Davidson County, Tennessee.

7. Month-to-Month Ground Lease in favor of Kenneth C. Geske, covering a car wash facility in accordance with his letter dated October 27, 1989, addresses to Frederick W. Kindel.

8. Memorandum of Lease (Food Lion, Inc.) of record in Book 8093, page 469, Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease (Walgreen Co.) of record in Book 8131, page 708, Register's Office for Davidson County, Tennessee.

10. Right-of-way Easement of record in Book 8207, page 901, Register's Office for Davidson County, Tennessee.

11. Stormwater Detention Agreement of record in Book 9241, page 198, Register's Office for Davidson County, Tennessee.

04 19596
IDENTIFICATION REFERENCE
98 APR -1 AM 10:45
DAVIDSON COUNTY, TN.
3717 04/01 0101 03CHECK 13111-60

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

RECEIVED OF _____

FOR _____

BOOK 10864 PG 431

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
3539000.00
CON TX 13090.60
PRFEE 1.00
WDEED 20.00
TOTAL 13111.60
13111.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/98 01 1047 0001 3717

0419596
IDENTIF. & REFERENCE

98 APR -1 AM 10:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273982