BOOK 10971 PG 336

AFTER RECORDING, RETURN TO:
Commonwealth Land Title Insurance Company
c/o Homer R. Ayers, Esq.
303 Frances Street
Goodlettsville, TN 37072

***OWNER/RESPONSIBLE TAXPAYER**
*SDL Hermitage, LLC
*ATTN: Stephen E. Shavitz
*Easter & Eisenman
*4000 Piedmont Pkwy., Suite 130
*High Point, NC 27265

THIS INSTRUMENT PREPARED BY:
Colin M. Gromley, Esq.
Altman, Kritzer & Levick, P.C.
6400 Powers Ferry Road
Suite 224
Atlanta, GA 30339

***Source of Grantor's Title:**
*Book 10202, Page 601
*Davidson County Register's Office

*Tax Map 75, Parcel No. 170

o o O oo

SPECIAL WARRANTY DEED
(TENNESSEE)

THIS INDENTURE, made this 10 day of June, 1998 between **CREDIT SUISSE LEASING 92A, L.P.**, a Delaware limited partnership ("Grantor"), and **SDL HERMITAGE, LLC**, a North Carolina limited liability company ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments, easements, rights and appurtenances thereto appertaining, to-wit: all that real property described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD the said premises to the said Grantee and its successors and assigns forever.

And Grantor, for itself, its representatives, successors and assigns does hereby covenant with Grantee, and its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; that Grantor has full power, authority and right to convey the same; that Grantor will forever warrant the title thereto against all persons claiming by, through or under Grantor, but no other persons, and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes (for which Grantee hereby assumes the obligation to pay as the same become due and payable), and those encumbrances and restrictions set forth on Exhibit "B" attached hereto.

[See Following Page for Signature]

PICK-UP

149991-1

98 JUN 10 PM 1:45
DAVIDSON COUNTY, TN.

0448639
IDENTIFICATION REFERENCE

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the date first above written.

GRANTOR:

Credit Suisse Leasing 92A, L.P., a Delaware limited partnership

By: Credit Suisse First Boston (f/k/a Credit Suisse), a Swiss bank operating throught its New York branch
Its: General Partner

cmg

By: _____
Title: VP

By: _____
Title: ~~RICHARD P. O'DAY~~ ASSOCIATE

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public, Darcy Sledge, and Richard O'Day, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice President and Associate, respectively, of **CREDIT SUISSE FIRST BOSTON**, formerly known as Credit Suisse, a Swiss bank operating through its New York branch, the general partner of **CREDIT SUISSE LEASING 92A, L.P.**, a Delaware limited partnership, and are authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 19th day of May, 1998.

Kathleen Ward Bradish
Notary Public

My Commission Expires: Oct. 20, 1999

[NOTARY SEAL]

[Continued on Following Page]

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$397,268.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of June, 1998.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001
[NOTARY SEAL]

Notary Public

My Commission Expires: 12/6/01

149991-1

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EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract 6 as shown on the Final Plat of Hermitage Market Place First Revision of record in Book 9700, Page 243, Register's Office for said County.

Being part of the same property conveyed to Credit Suisse Leasing 92A, L.P., a Delaware limited partnership, by deed from First Tennessee Bank National Association of record in Book 10202, Page 601, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements and rights appurtenant to the subject property and granted to Credit Suisse Leasing 92A, L.P. by that certain Declaration of Easements, Restrictive Covenants, Conditions and Restrictions of record in Book 10202, Page 607, Davidson Counnty Registry.

EXHIBIT "B"

Permitted Encumbrances

1. Ad valorem taxes for the year 1998 currently a lien but not yet due and payable.

2. Declaration of Easements, Restrictive Covenants, Conditions and Restrictions between First Tennessee Bank National Association, Home Depot U.S.A. Inc. and Credit Suisse Leasing 92A, L.P. dated September 24, 1996, recorded in Book 10202, page 607, Register's Office for Davidson County, Tennessee.

3. Final Plat of Hermitage Market Place, recorded in Book 9700, page 222, revised in Book 9700, page 243, said Register's Office.

4. Easement for sanitary sewage line, recorded in Book 3309, page 135, said Register's Office.

5. Easement to metropolitan Government of Nashville and Davidson County, record in Book 5647, page 515, said Register's Office.

6. Driveway Easement recorded in Book 6983, page 998, said Register's Office.

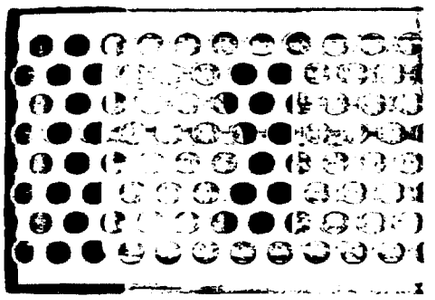
7. Storm Water Detention Agreement recorded in Book 7323, page 649, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10971 PG 341

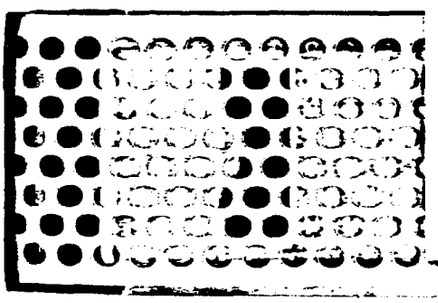
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 397268.00
CON TX 1469.89
PRFEE 1.00
WDEED 20.00
TOTAL 1490.89
CHECK 1490.89

06/10/98 01 13:46 0001 8713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448639
IDENTIF. # REFERENCE

98 JUN 10 PM 1:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304598