37597

BOOK 11008 PAGE 179 Box 49

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
SGH-Northgate, LLC c/o Browder-Harris Company 122 Cherokee Road Charlotte, NC 28207	NEW OWNER	34-10/120 34-11/31
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NORTHGATE BUSINESS PARK ASSOCIATES**, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P. ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **SGH-NORTHGATE, LLC**, a North Carolina limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 182,750.00

Affiant

Subscribed and sworn to before me this 2ND day of July, 1998.

Notary Public
My Commission Expires: 10-12-99

0486954.01
043560-069 07/02/98

2. Matters shown on the Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easement conveyed to Metropolitan Government of Nashville and Davidson County, as set forth in Book 4398, page 164, Register's Office for Davidson County, Tennessee.

4. Perpetual easement and right to flood premises, as set forth in "Deed of Flowage Easement" and recorded in Book 2279, page 1, Register's Office for Davidson County, Tennessee.

5. Easement for sewers conveyed to R.H. Pursell, Newell T. Pursell, Jr., Carlyle D. Apple, Larry D. Cummings and Herbert L. Baker, recorded in Book 6728, page 125, Register's Office for Davidson County, Tennessee.

6. Easement conveyed to Douglas G. Odom, Jr. and Richard A. Odom, recorded in Book 6991, page 806, Register's Office for Davidson County, Tennessee.

7. Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8664, page 74, Register's Office for Davidson County, Tennessee.

8. Easement for the flow of Dry Creek.

9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7687, page 513, Register's Office for Davidson County, Tennessee, and in ~~any~~ ~~al~~lied instrument(s) referred to in said restrictions.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

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

Executed as of the 2nd day of July, 1998.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership d/b/a
NORTHGATE BUSINESS PARK ASSOCIATES, L.P.

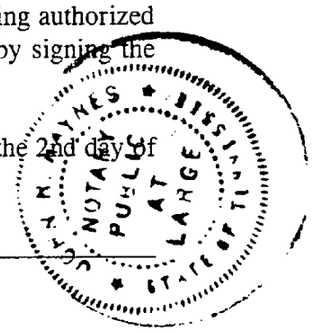
By: _____
Thomas C. Gibson, Managing General Partner

This is unimproved property, known as Lots 1 and 2, Northgate Business Park, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Hayner the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be managing general partner of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such managing 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 managing general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 1998.



John R. Hayner
NOTARY PUBLIC

My Commission Expires: 11/28/98

98 JUL -6 PM 4:06

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EXHIBIT A

Being two parcels of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Myatt Drive south of Gallatin Road, being Lots 1 and 2 of Northgate Business Park of record in Plat Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Northgate Business Park Associates, an Indiana Limited Partnership, by deed from Space Park Properties, Ltd. of record in Book 7491, page 509, said Register's Office.

9998 07/06 0101 03CHECK 695.17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11008 PAGE 183

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
182750.00
CON TX 676.17
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 695.17
CHECK 695.17

07/06/98 01 16:07 0001 9996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04591 48
IDENTIFICATION REFERENCE

98 JUL -6 PM 4:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1315748