Box 49

BOOK 11445 PG. 430

State of Georgia
County of Fulton

The actual consideration or value, whichever is greater for this transaction is $707,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and Sworn to before me this date: 4/22/99

Notary Public

Commission expires:

DONNA P. CARLISIDE NOTARY PUBLIC FULTON COUNTY GEORGIA MARCH 23, 2002

THIS INSTRUMENT PREPARED BY:
Kenneth J. Clayman
Minkin & Snyder, P.C.
One Buckhead Plaza
3060 Peachtree Road – Suite 1100
Atlanta, Georgia 30305

Address New Owner(s) as Follows:	Send Tax Bills to:	Map Parcel Number:
First Tennessee Bank National Association 165 Madison Avenue Suite 1100 Memphis, Tennessee 38103 Attn: Corporate Real Estate and Administrative Services Division	SAME	26-15

99 APR 23 PM 4:06

0578016

RECORDING REFERENCE

SPECIAL WARRANTY DEED

THIS DEED, made this 22nd day of April, 1999, by and between DAVEVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership (hereinafter referred to as the "Grantor"), party of the first part, having an address of c/o James Doran Company, 1051-H Johnnie Dodds Boulevard, Mt. Pleasant, South Carolina 29464, and FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a national banking association (hereinafter referred to as the "Grantee"), party of the second part, having an address of 165 Madison Avenue, Suite 1100, Memphis, Tennessee 38103.

0575 04/23 0101 03CHECK 2638.90

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

WITNESSETH: That 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 whereof are hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, its successor and assigns in fee simple and forever, the following described property, to wit:

All that certain property located in the City of Nashville, County of Davidson, Tennessee, as more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever IN FEE SIMPLE, subject however to the rights, conditions and restrictions that constitute covenants running with the land as set forth on Exhibit B attached hereto and by this reference made a part hereof (the "Permitted Title Exceptions"). And subject to the Permitted Title Exceptions, Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

GRANTOR:

DAVEVEST ASSOCIATES, LIMITED PARTNERSHIP, a Georgia limited partnership

By: ESD PROPERTIES, INC., a South Carolina Corporation, its sole general partner

By: _____
Its: Vice President

(Corporate Seal)



STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Personally appeared before me, Tracie M. Metts, a Notary Public in and for said State and County duly commissioned and qualified, John H. Disher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of ESD Properties, Inc. (the "Constituent"), the sole general partner of Davevest Associates, Limited Partnership, a Georgia limited partnership (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 20 day of April, 1999.

Tracie M. Metts
Notary Public

My Commission Expires:
My Commission Expires March 18, 2007

EXHIBIT A

Legal Description

Lot 1 on the "FINAL PLAT OF THE RESUBDIVISION OF LOT 2 OF NORTHSIDE MARKETPLACE" dated March 15, 1999, recorded in Plat Book 9700, page 894 in the Register's Office, Davidson County, Tennessee.

Being a portion of the same real estate conveyed to Grantor by Deeds of record in Book 10884, page 759; Book 10884, page 769; Book 10884, page 772; Book 10884, page 775; Book 10884, page 780, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. 1999 Taxes, a lien not yet due and payable.

2. Terms and Provisions of Reciprocal Easement and Operating Agreement of record in Book 10478, page 333 of the Register's Office of Davidson County, Tennessee, as amended by First Amendment to Reciprocal Easement and Operating Agreement, of record in Book 10884, page 749, aforesaid records.

3. Telephone lines Easement to Southern Bell Telephone and Telegraph Company, as set forth in instrument recorded in Book 1710, page 563, aforesaid records.

4. Terms and Provisions of Memorandum of Lease between Davevest Associates Limited Partnership and The Sports Authority, Inc., a Delaware Corporation of record in Book 10885, page 831, aforesaid records.

5. All matters shown on Plat of Subdivision entitled "Final Plat of the Resubdivision of Lot 2 of Northside Marketplace" dated March 15, 1999 and recorded in Plat Book 9700, Page 894, aforesaid records.

6. All matters disclosed on "ALTA/ACSM Land Title Survey of Lot No. 2, Final Plat, Northside Marketplace" dated January 28, 1999, last revised April 16, 1999 prepared by Cherry Land Survey, Inc.

7. Declaration of Easements, Covenants and Restrictions for Northside Marketplace by Davevest Associates, Limited Partnership dated April 22, 1999 and recorded in the records of Davidson County, Tennessee, on or about said date.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11445** PG. **435**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05780016

IDENTIFICATION REFERENCE

99 APR 23 PM 4:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	707000.00
CON TX	2615.90
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2638.90
CHECK	2638.90

04/23/99 01 16:09 0001 6575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476515