File 35
CTIC

Instr:200005150048875 Page: 1 OF 5
REC'D FOR REC 05/15/2000 2:54:44PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $4440.00

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
3311 WEST END PARTNERS 4121 Hillsboro Road Suite 302 Nashville, TN 37215	SAME	Map: 104-6 Parcel: 168

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 ($1,200,000.00) DOLLARS, the receipt of which is hereby acknowledged, ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 3311 WEST END PARTNERS, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of May, 2000.

NOTARY PUBLIC

My Commission Expires:
8-24-01

This is unimproved property located at 3311 West End Avenue, Nashville, Tennessee 37203.

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

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized general partner on this the 9TH day of May, 2000.

GRANTOR:

ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP, a Delaware limited partnership

BY: ATLANTIC HOMESTEAD VILLAGE (1) INCORPORATED, a Maryland corporation, its General Partner

BY: _____
Title: Vice Pres.

STATE OF Georgia
COUNTY OF Fulton

BEFORE ME, Debbie Wazny, a Notary Public in and for the County and State aforesaid, personally appeared J. Michael Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Vice President of Atlantic Homestead Village (1) Incorporated, a Maryland corporation, and that he as such Vice Pres., being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as Vice President, in its capacity as General Partner for ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP, the bargainor, a Delaware limited partnership, and that the corporation, as such General Partner executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

WITNESS MY HAND AND SEAL, at office in Atlanta, GEORGIA, this the 9TH day of May, 2000.

Debbie Wazny
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 8, 2001

DEBBIE WAZNY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 8, 2001

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a certain tract of land located on the southeast side of West End Avenue and the northwest side of Orleans Drive in the 18th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being Lot No. 1 (Parcel 168) on the Final Subdivision Plat of National Baptist Publishing Board, as of record in Book 9700, Page 647, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Atlantic Homestead Village Limited Partnership, a Delaware limited partnership, by deed from National Baptist Publishing Board, as of record in Book 10954, Page 367, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME LEGAL DESCRIPTION AS CONTAINED IN PREVIOUS DEED OF RECORD.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. 2000 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable; and

2. Matters shown on the Final Subdivision Plat of National Baptist Publishing Board, as of record in Book 9700, Page 647, Register's Office for Davidson County, Tennessee.