Instr:200008250084249 Page: 1 OF 5
REC'D FOR REC 08/25/2000 3:07:31PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $13980.30

SPECIAL WARRANTY DEED

FROM: Seven Springs Associates, a Tennessee general partnership, Grantor

TO: Seven Springs I, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:

J. Bryan Echols, Esq.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
Seven Springs I, LLC 2390 East Camelback Road Suite 210 Phoenix, Arizona 85016-3450	Highwoods Realty Limited Partnership 3100 Smoketree Court, Suite 600 Raleigh, North Carolina 27604	160 - 243

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Three Million Seven Hundred Seventy Eight Thousand Four Hundred Fifty Nine and no/100 Dollars ($3,778,459.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of August, 2000.

Notary Public

My Commission Expires: 11-12-2003

FOR AND IN CONSIDERATION OF the sum of Three Million Seven Hundred Seventy Eight Thousand Four Hundred Fifty Nine and no/100 Dollars ($3,778,459.00), the receipt and sufficiency of which are hereby acknowledged, Seven Springs Associates, a Tennessee general partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Seven Springs I, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is located on Old Hickory Boulevard in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 22 day of August, 2000.

SEVEN SPRINGS ASSOCIATES, a Tennessee general partnership

By: _____

Print Name: Ty Osman

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BELVA P HOOD, a Notary Public of said County and State, personally appeared IY OSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of SEVEN SPRINGS ASSOCIATES, the within named bargainor, a Tennessee general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office, this 22nd day of August, 2000.

Belva P Hood
Notary Public

My Commission Expires: 11/30/2002

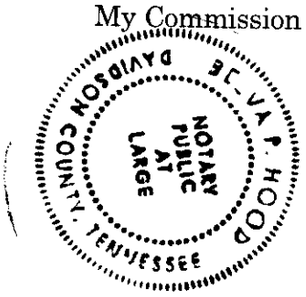


EXHIBIT A

Property Description

Land in Davidson County, Tennessee being Lot No. 2 on the plan of the Resubdivision of Lot 4 Seven Springs Subdivision of record at Instrument Number 20000825 00 83990, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Seven Springs Associates, a Tennessee general partnership by deed of record in Book 11602, page 397, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. The lien for 2000 real property taxes which have been prorated and will be paid by Grantee.

2. All matters shown on Plat of record at Instrument No. 200008250083990, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Restrictions of record at Instrument No. 200007130069415, as amended by First Amendment to Declaration of Protective Covenants and Restrictions of Seven Springs of record at Instrument No. 20000731007531 and Second Amendment to Protective Covenants and Restrictions of Seven Springs of record at Instrument No. 200008180081931, Register's Office for Davidson County, Tennessee.

4. Easement and Maintenance Agreement of record at Instrument No. 2000 08 25 0084250 _____, Register's Office for Davidson County, Tennessee.