Box 38

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Miller & Martin LLP
1200 First Union Tower
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 11/03/00 10:05 3pgs
Fees:15.00 Taxes:9620.00
20001103-0109241

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Village Green II General Partnership 102B Public Square Gallatin, TN 37066	New Owner	95-13-31

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, REALTY FUND 85-I, LTD., (formerly known as AFPC Metroplex Fund, Ltd.) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Village Green II General Partnership, (the "Grantee"), its successors and assigns, land in Davidson County, Tennessee, as further described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 509 Mapleleaf Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it and that said land is free from all encumbrances made or suffered by Grantor. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2000.

REALTY FUND 85-I, LTD.
a Tennessee limited partnership

By: C/M Corporation, General Partner

By: John P. Corona

Title: President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Corcoran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of C/M Corporation, the general partner of Realty Fund 85-I, Ltd., the within named bargainor, a limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of C/M Corporation, the general partner.

WITNESS my hand and official seal at Nashville, this 2nd day of November, 2000.

Notary Public

My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

VILLAGE GREEN II GENERAL PARTNERSHIP

By: _____
L.A. Green, III, Managing Partner

Subscribed and sworn to before me
this 2nd day of November, 2000.

Notary Public

My Commission Expires: 7-26-03

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EXHIBIT A
Property Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Mapleleaf Drive and being Lot No. 48 as shown on the plan of Metropolitan Industrial Park, Section 40 of record in Plat Book 4595, page 180, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Mapleleaf Drive at the northeast corner of herein described tract: thence, leaving said margin with the westerly line of Lot No. 39, Metropolitan Industrial Park, Section 32 of record in Plat Book 4595, page 90, Register's Office for Davidson County, Tennessee, South 37° 29' 08" West 56.34 feet to a point; thence, South 20° 46' 42" West 263.73 feet to an iron pin in the centerline of a 100-foot wide T.V.A. easement of record in Deed Book 437, page 28, Register's Office for Davidson County, Tennessee; thence, with said centerline and the north line of Lot No.1 Metropolitan Industrial Park, Section Fourteen of record in Plat Book 4175, page 63, Register's Office for Davidson County, Tennessee, North 70° 43' 00" W 679.43 feet to an iron pin in the centerline of a 55-foot wide railroad and utility easement; thence, with said centerline and a curve concave to the east having a central angle of 19° 05' 04", a radius of 1803.91 feet and a chord of North 45° 36' 01" East 598.08 feet for an arc length of 600.86 feet to a point in the southerly margin of Mapleleaf Drive; thence, with said margin South 42° 30' 00" East, 345.20 feet to a point; thence, with a curve concave to the north having a central angle of 11° 27' 05", a radius of 730.00 feet and a chord of South 48° 13' 32" East 145.66 feet for an arc length of 145.90 feet to the point of beginning, containing 259,345 square feet or 5.95 acres, more or less.

Being the same property conveyed to AFPC Metroplex Fund, Ltd. (now known as Realty Fund 85-I, Ltd.), by deed of record in Book 6392, page 66, Book 6395, page 270 and Book 6421, page 199, Register's Office for Davidson County, Tennessee.