BSW
Box 37

PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Blevins Family Investments, L.P. c/o J. William Blevins 2217 Abbott Martin Road Nashville, Tennessee 37215	106-2-62	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FESSLERS BUSINESS PARK ASSOCIATES**, an Indiana limited partnership, d/b/a Fesslers Business Park Associates, L.P., (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **BLEVINS FAMILY INVESTMENTS, L.P.**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A, attached hereto and by this reference incorporated herein, together with the improvements thereon, but subject to the matters set forth on Exhibit B, attached hereto and by this reference incorporated herein (the "Permitted Exceptions").

This is improved property, known as Willow Trace II, 830 Fesslers Parkway, Nashville, Davidson County, Tennessee.

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

And the Grantor covenants with the Grantee, that title to the Property is free from all encumbrances made or suffered by Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater, is $3,693,000.00, which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

J William Blevins
Affiant

Subscribed and sworn before me this the 10th day of December, 2001.

Barbara S. Williams
Notary Public
My Commission expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 28, 2003

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/11/01 09:46 4pgs
Fees:23.00 Taxes:13664.10
20011211-0136332

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except for the matters shown on Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of December, 2001.

FESSLERS BUSINESS PARK ASSOCIATES,
an Indiana limited partnership,
d/b/a Fesslers Business Park Associates, L.P.

By: Fesslers Business Park Associates II,
an Indiana limited partnership
General Partner

By: _____
Thomas C. Gibson, Managing General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Thomas C. Gibson 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 the Managing General Partner of Fesslers Business Park Associates, II, an Indiana limited partnership, General Partner of Fesslers Business Park Associates, the within named bargainor, an Indiana limited partnership, d/b/a Fesslers Business Park Associates, L.P., and that he as such Managing General Partner of Fesslers Business Park Associates II, 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 of Fesslers Business Park Associates II, on behalf of the General Partner of Fesslers Business Park Associates , d/b/a Fesslers Business Park Associates, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 day of December, 2001.

_____
NOTARY PUBLIC

My Commission Expires: [illegible]

EXHIBIT A

[Legal Description]

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 3 and 4, Fesslers Lane Business Park, as of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith Associates, Inc., Roger H. Fuqua, Tennessee RLS No. 502, dated October 22, 2001, as follows:

Beginning at an existing iron pin on the northeasterly right-of-way line of Fesslers Parkway at the southeasterly corner of Lot No. 2 Resubdivision of Lots 2 and 3 Fesslers Lane Business Park as of record in Book 6900, page 678, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of herein described Lot No. 3, said iron pin also being 882.16 feet easterly from the easterly end of the northerly return curve at Fesslers Lane and Fesslers Parkway; thence,

With the common line between Lots 2 and 3, North 30 degrees 24 minutes 49 seconds East, 408.64 feet to a P.K. nail set; thence,

Continuing with same, North 1 degree 44 minutes 23 seconds East, 170.37 feet to an iron pin set in the south line of Calvary Cemetery property as of record in Book 39, page 618, Register's Office for Davidson County, Tennessee; thence,

With the south line of Calvary Cemetery, South 83 degrees 21 minutes 14 seconds East, 78.41 feet to an existing iron pin, corner of Mt. Olivet Cemetery as of record in Book 699, page 806, Register's Office for Davidson County, Tennessee; thence,

With the southerly line of Mt. Olivet Cemetery, South 1 degree 49 minutes 53 seconds West, 125.46 feet to an existing iron pin; thence,

Continuing with same, South 47 degrees 54 minutes 17 seconds East, 503.47 feet to an existing iron pin at the common corner of Lots 3 and 4 Fesslers Lane Business Park as of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee; thence,

With the common line between Lots 3 and 4, South 38 degrees 28 minutes 29 seconds West, 444.23 feet to an existing iron pin on the northeasterly right-of-way line of Fesslers Parkway; thence,

With said right-of-way, North 52 degrees 12 minutes 40 seconds West, 484.79 feet to the point of beginning and containing 250,202 square feet or 5.744 acres.

Together with the easements created by Reciprocal Access and Cross Parking Easement of record in Book 7575, page 377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fesslers Business Park Associates, an Indiana limited partnership, by deeds from Fesslers Lane Associates, of record in Book 6898, page 822, Book 7575, page 372, and Book 10017, page 506, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the plan of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Fesslers Business Park Associates, L.P., an Indiana limited partnership, to George E. Mudter, Jr., Trustee, of record in Book 10516, page 695, Register's Office for Davidson County, Tennessee, dated July 3, 1997, to secure to Liberty Life Insurance Company an indebtedness in the amount of $2,750,000.00, which is assumed by Grantee.

4. Assignment of Rents and Leases of record in Book 10516, page 729, Register's Office for Davidson County, Tennessee.

5. UCC-1 Financing Statements filed by Fesslers Business Park Associates, L.P., to secure Liberty Life Insurance Company, Secured Party, of record in Book 10516, page 741, Register's Office for Davidson County, Tennessee.

6. Reciprocal Access and Cross Parking Easement of record in Book 7575, page 377, Register's Office for Davidson County, Tennessee.

7. Lessor's Consent to Leasehold Deed of Trust of record in Book 9415, page 427, Register's Office for Davidson County, Tennessee.

8. Terms and conditions of the lease by and between Fesslers Business Park Associates, L.P. and Communications, Inc. of record as Exhibit "A" of the instrument of record in Book 9415, page 427, Register's Office for Davidson County, Tennessee.

9. Declaration of Protective Covenants and Owner's Association for Fesslers Lane Business Park of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

10. Matters shown on survey of the Property prepared by Roger H. Fuqua, R.L.S. 502, Ragan-Smith-Associates, Inc. dated June 20, 1997, last revised October 22, 2001.

11. Unrecorded ICG Access Services, Inc. Easement and Right of Entry dated October 18, 1994.