BK 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Corporate Investors Partnership 652 Old Ezell Road Nashville, TN 37217	183-00-0-026.00	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC, 414 Union Street, Suite 1600, Nashville, Tennessee 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, Interchange City Associates, Ltd., L.P., a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Corporate Investors Partnership, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 as shown on Plan of 216C, Interchange City Industrial Park of record as Instrument No. 20010214-0014130, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership, now known as Interchange City Associates, Ltd., L.P., by deed from McDowell Development Corporation, of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

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

2. All matters shown on the Final Plat, Tract 216C, Interchange City Industrial Park of record as Instrument No. 20010214-0014130, Register's Office for Davidson County, Tennessee.

3. Right of way easement of record in Book 3616, page 439, said Register's Office.

4. Easement Deed and Conveyance of Water Sewer Facilities of record in Book 4699, page 585, said Register's Office.

5. This is unimproved property known as Lot 1 of Tract 216C, Interchange City Industrial Park, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2002.

Notary Public

My Commission Expires: 9-28-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

804349 v1
102768-002 07/16/02

Davidson County DEEDWARR
Recvd: 07/17/02 15:27 2pgs
Fees:13.00 Taxes:666.00

20020717-0086350

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.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of July, 2002.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

By: AFPC Equity Investors, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: Robert E Lehning Jr
Robert E. Lehning, Jr. Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Carole M. Maxson, Notary Public, Robert E. Lehning, Jr., with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of AFPC Equity Investors, Ltd., a Tennessee limited partnership, which is the general partner of Interchange City Associates, Ltd., L.P., the maker or a constituent of 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 maker.

WITNESS my hand, at office, this 16th day of July, 2002.

C. Max
Notary Public
My Commission Expires:
7-24-04

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

804349 v1
102768-002 07/16/02