FOR RECORDING PURPOSES

LTIC File No. 53593

Box 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1-16-03

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires 12/17/03

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard Epperson Timothy Causey 1800 Galleria Blvd., Ste. 1550 Franklin TN 37067	Same	132-15-58

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CNL APF Partners, LP

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Richard Epperson and Timothy Causey

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of South Plaza, as shown on plat of record in Plat Book 5200, page 289, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to CNL APF Partners, LP, by Deed of Record in Book 11740, page 763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Ingress or egress as of record in Book 3990, pages 364 and 371.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5675, page 699, and in any allied instrument(s) referred to in said restrictions.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5866, page 4.

4. ALL matters shown on Plat recorded in Book 5200, page 289.

Davidson County DEEDWARR
Recvd: 01/16/03 11:40 2pgs
Fees:13.00 Taxes:2775.00
20030116-0007033

THIS IS (XX) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 4319 Sidco Drive
Nashville TN 37204

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: January 10, 2003

CNL APF Partners, LP
By: CNL APF GP Corp., a Delaware corporation, general partner

By: _____
Richard T. Wood
Executive Vice President

{Limited Partnership Acknowledgement}

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael L. Wood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the EVP of CNL APF GP Corp., a Delaware corporation, general partner of CNL APF Partners, LP , a limited partnership, the bargainor, and that he as such officer of the said general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

Witness my hand and official seal at office at Orlando, Florida on this the date of January 10, 2003.

Notary Public

Rhonda F. Hamilton
Commission # CC 928919
Expires April 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Commission Expires: April 17, 2004

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219