BOOK 5042 PAGE 837

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

MetroCenter Properties, a Tennessee partnership composed of R.C.H. Mathews, Jr., Pathfinder Resources, Inc. and R.C. Mathews, Contractor, Inc.

TO

Junior Achievement of Nashville, Inc., a Tennessee corporation

For draftsman's use

This instrument prepared by:

Ervin M. Entrekin, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Junior Achievement of Nashville, Inc. (NAME)	SAME (NAME)	70-16
Nashville House (NAME)		2
One Vantage Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37228 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 7 2 18 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

D 5 7 1 6 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 96,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 76.

Notary Public

MY COMMISSION EXPIRES: January 23, 1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Junior Achievement of Nashville, Inc., a Tennessee corporation, and other good and valuable considerations, the receipt of which is hereby acknowledged,

CO	96,050.00	MO	
WD	10.00	MS	
TD		ST	249.60
CC		ST	
MR		PF	.50
UCC		TOTAL	256.10

MetroCenter Properties, a partnership composed of R. C. H. Mathews, Jr., Pathfinder Resources, Inc., a Delaware corporation and R. C. Mathews, Contractor, Inc., a Tennessee corporation

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

Junior Achievement of Nashville, Inc., a Tennessee corporation,

its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee, located east of French Landing Drive and being Tract 7D, METROCENTER, a plat of which is of record in Book 4885, page 164, Register's Office for said County, and being a resubdivision of part of Block "G", Section No. 1, as of record in Book 4675, page 48, said Register's Office, and more particularly described as follows:

BEGINNING at a point that is N 74° 12' 37" E, 405.82 feet and N 15° 58' W, 48.99 feet from the easterly margin of French Landing Drive, also said margin being 1,165 feet, more or less, north from the centerline of Vantage Way; thence, N 15° 58' W, 206.00 feet to a point; thence, N 74° 02' E, 266.00 feet to a point; thence S 15° 58' E, 206.00 feet to a point; thence S 74° 02' W, 266.00 feet to the point of beginning. Containing 54,796.0 square feet, or 1.26 acres, more or less.

Being part of the same property conveyed to MetroCenter Properties, a Tennessee partnership, by deed from Mat-Nel Company, of record in Book 4983, page 781, Register's Office for Davidson County, Tennessee.

Grantor does by this instrument impose as restrictions upon the use of the within described property those restrictions set forth as Articles I through Article V in instrument of record in Book 4829, page 722, Register's Office for Davidson County, Tennessee and said restrictions shall be covenants running with the land and binding upon the Grantee, its successors and assigns until the year 2000.

The conveyance of this property is subject to a 20 foot wide common access and public utility easement adjacent and parallel to the entire westerly line, a 12-1/2 foot wide joint access easement adjacent and parallel to the southerly line and a 15 foot wide easement for drainage and pedestrian walk adjacent and parallel to the entire northerly and easterly line, conditions of owners certificate as shown on plat of record in Book 4885, page 164, and restrictions and obligations of the Master Deed of record in Book 5026, page 783, Register's Office of Davidson County, Tennessee, and amended in Master Deed or record in Book 5035, page 967, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved ( ) improved property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Junior Achievement of Nashville, Inc., a Tennessee corporation, its successors ~~heirs~~ and assigns, forever.

And it does ~~xx~~ covenant with the said Junior Achievement of Nashville, Inc. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for the 1976 real property taxes and as otherwise indicated herein.

And MetroCenter Properties, a partnership, does ~~xx~~ further covenant and bind itself, its successors and assigns ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Junior Achievement of Nashville, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21st day of May, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

METROCENTER PROPERTIES
BY: R.C.H. MATHEWS, JR., PARTNER

R. C. H. MATHEWS, JR.

BY: PATHFINDER RESOURCES, INC., PARTNER

D. R. WILLIAMSON, VICE PRESIDENT

BY: R.C. MATHEWS, CONTRACTOR, INC., PARTNER

R. C. H. MATHEWS, JR., PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. C. H. MATHEWS, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one of the partners of METROCENTER PROPERTIES, a partnership, the within named bargainor, and that he as such partner, being authorized so to do, 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 in Nashville, Tennessee this 21st day of May, 1976.

Rebecca D. Corbitt
NOTARY PUBLIC

REBECCA D. CORBITT • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: April 28, 1980.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. C. H. MATHEWS, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of R. C. MATHEWS, CONTRACTOR, INC., one of the partners doing business as METROCENTER PROPERTIES, a partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee this 21st day of May, 1976.

Rebecca D. Corbitt
NOTARY PUBLIC

REBECCA D. CORBITT • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: April 28, 1980.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared D. R. WILLIAMSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of PATHFINDER RESOURCES, INC., one of the partners doing business as METROCENTER PROPERTIES, a partnership, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of May, 1976.

Rebecca D. Corbitt
NOTARY PUBLIC

REBECCA D. CORBITT • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: April 28, 1980.