BOOK 5182 PAGE 135

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TWO MILE PROPERTIES, LTD.	First and Mid-South Mort. Co.	P/O 34-2
SUITE 617 (NAME)	(NAME)	
9041 EXECUTIVE PARK DRIVE	P.O. Box 2568	parcel 10 RE
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
KNOXVILLE, TN 37917	Nashville, Tn 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. D. Mullican, individually and as Trustee under that Amendment to Land Trust Agreement, recorded in Book 5137, page 26, Register's Office For Davidson County, Tennessee,

has ~~XXXXX~~ *bargained and sold, and by these presents do transfer and convey unto the said* Two Mile Properties, Ltd., a Tennessee Limited Partnership, its successors ~~XXXX~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

SEE EXHIBIT "A" ATTACHED HERETO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,483,917.95

Subscribed and sworn to before me, this the 9th day of August, 1989

W. Kenneth Clark
Affiant

My commission expires: 2-29-92
(Affix Seal)

Margaret Ann Rapland
Notary Public

E 19485

IDENTIF. REFERENCE

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AUG 9 4 17 PH '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-9F	CONV	*	1,483,917.45	
AUG-9F	S'TAX		B* 3,858.14	
AUG-9F	PR'FEE		B* .50	
AUG-9F	W'DEED		B* 10.00	* 3,868.64

Bernita Mullican joins herein for the purpose of conveying any marital rights she may have to the property described herein.

This is unimproved ( ) improved (X) property, known as Rivergate (House Number) Executive (Street) Park, Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as specified in Exhibit "B" attached hereto.

And Grantors *do further covenant and bind* themselves, their successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 9 *day of* August, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. D. Mullican

J. D. MULLICAN, individually and as Trustee under that Amendment to Land Trust Agreement, recorded in Book 5137, Page 26, Register's Office for Davidson County, Tennessee

Bernita Mullican

BERNITA MULLICAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Lagland, a Notary Public in and for said County and State, the within named J. D. MULLICAN, individually and as Trustee under that Amendment to Land Trust Agreement, recorded in Book 5137, Page 26, Register's Office for Davidson County, Tennessee, the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of August, 1977.

Margaret Ann Lagland Notary Public.

Commission Expires 1-29-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Lagland, a Notary Public in and for said County and State, the within named BERNITA MULLICAN,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1977.

Margaret Ann Lagland Notary Public.

Commission Expires 1-29-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

EXHIBIT "A"

Land located in the Eleventh Councilmanic District, Tenth Civil District, Davidson County, Tennessee, being Lot No. 2, Allstate Realty Subdivision of record in Book 4660, page 105, Register's Office for said County, described as follows:

Commencing with the intersection of the northern right-of-way margin of Glancy Street and the western right-of-way margin of Two Mile Pike; thence with right-of-way of said Pike, North 22 deg. 58' 24" West 122 feet to an iron pin, the point of beginning; thence continuing with the western right-of-way of Two Mile Pike 203.37 feet to an iron pin; thence leaving with said right-of-way, South 67 deg. 00' West 251.70 feet to an iron pin; thence South 47 deg. 34' West 443.40 feet to an iron pin; thence South 23 deg. 20' 106" East 256.34 feet to an iron pin the northern right-of-way margin of Glancy Street; thence with right-of-way of said Street, North 62 deg. 15' 10" East 359.47 feet to an iron pin; thence leaving said right-of-way North 27 deg. 44' 50" West 171.47 feet to an iron pin; thence North 67 deg. 01' 36" East 324.18 feet to an iron pin, the point of beginning, said tract containing 3.92 acres, more or less.

Being the same property conveyed to Johnny H. Pitmon, Trustee, with full power to sell, assign, convey, lease, encumber, or otherwise deal with the property by deed from Two Mile Properties, a joint venture consisting of Harry M. Rowland, C. Royal McCullough, Jr., J. M. Van Sicklen, Franklin L. Turner, and Steak and Ale of Nashville, Inc., of record in Book 4783, page 211, Register's Office for Davidson County, Tennessee, and J. D. Mullican having been substituted as trustee for Johnny H. Pitmon by instrument of record in Book 5137, page 26, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. City of Goodlettsville taxes for 1977, which have been prorated and assumed by Grantee.

2. Metro taxes for 1977, which have been prorated and assumed by Grantee.

3. Rights of parties in possession.

4. Deed of Trust executed by J. D. Mullican, individually and as Trustee under that certain amendment to Land Trust Agreement recorded in Book 5137, page 26, Register's Office for Davidson County, Tennessee, and wife, Bernita Mullican, to Franklin G. Clark, Jr., Trustee, dated May 26, 1977, of record in Book 5151, page 900, Register's Office for Davidson County, Tennessee.

5. The Plan of record in Book 4660, page 105, said Register's Office, showing an Owner's Certificate, a 10 foot easement for public utility purposes along the northerly line of said lot, a 20 foot public utility easement across the southwesterly portion of said lot with a 12" sewer located within said easement, and a notation that setbacks were not shown to be determined upon application of building permit.

6. Assignment of Rents from J. D. Mullican, Trustee, to The Penn Mutual Life Insurance Company, of record in Book 5151, page 910, Register's Office for Davidson County, Tennessee.

7. Collateral Assignment of Leases from J. D. Mullican, Trustee, to The Penn Mutual Life Insurance Company, of record in Book 5151, page 913, Register's Office for Davidson County, Tennessee.

8. Financing Statements from J. D. Mullican, Trustee, as Debtor, and The Penn Mutual Life Insurance Company, as Secured Party, filed of record in Book 5151, page 918, said Register's Office, and filed with the Tennessee Secretary of State under Instrument No. K3983.