BOOK 5239 PAGE 64

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary d/b/a SPACE PARK COMPANY; Tract I, SPACE PARK COMPANY, Tract II

TO

ERVIN M. ENTREKIN, TRUSTEE

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
A. HARRISON JOHNSON, JR., ATTY.
TWENTY SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin M. Entrekin, Trustee (NAME)	(NAME)	72-12
26th Floor First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-18
Nashville, Tennessee 37238 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 30 5 47 PM '77

FELIX Z. HAILEY, REGISTER
DAVIDSON COUNTY, TENN.

E 44237

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$4,565,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1977

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

A. HARRISON JOHNSON, JR. 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 Ervin M. Entrekin, Trustee, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary d/b/a Space Park Company, Tract I and Space Park Company, Tract II, has bargained and sold, and by these presents do transfer and convey unto Ervin M. Entrekin, Trustee, with full power to bargain, sell, assign convey, tranfer, lease, mortgage, encumber or otherwise deal with the property described herein without joinder or consent of any beneficiary, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: A tract of land in the 12th Civil District of Nashville, Davidson County, Tennessee bounded on the west by Ambrose Avenue, on the east by Louisville and Nashville Railroad Company, and located generally north of East Trinity Lane, and as shown on the recorded plan of Space Park, of record in Book 3700, page 137, Register's Office for said County and described according to a survey of Barge, Waggoner, and Sumner Inc., Engineers, dated October 31, 1972, as follows:

BEGINNING at a concrete monument on the northerly margin of Ambrose Avenue on the easterly margin of Phillips-Wehby property; thence with Phillips-Wehby line, north 04° 47' East 333.5 feet to a concrete monument; thence South 85° 20' East 54 feet to a concrete monument; thence south 03° 17' West 180.0 feet to a concrete monument; thence South 85° 20' East 784.5 feet to a concrete monument; thence North 2° 41' East 26.1 feet to a concrete monument, being a southerly corner of the State of Tennessee property; thence with the State's southerly line, South 85° 16' East 1,015.2 feet to a concrete monument on the westerly margin of the right-of-way for a Louisville and Nashville Railroad tract; thence with said Railroad and along a curve to the right having a radius of 1,872.08 feet and a central angle of 02° 39' 86.42 feet to a concrete monument; thence South 56° 20' West 413.1 feet to a concrete monument, the beginning of a curve to the left; thence continuing with said Railroad and around said curve to the left having a radius of 2,902.93 feet and a central angle of 07° 16' 368.23 feet to a concrete monument; thence leaving said Railroad and with the Metropolitan Government of Nashville and Davidson County

property, North 78° 20' West 350.1 feet to a concrete monument; thence south 05° 50' West 79.0 feet to a concrete monument; thence north 85° 08' West 845.45 feet to a point in the easterly line of the South Central Bell Telephone Company property; thence North 04° 47' East 358.90 feet to a point in the southerly margin of Ambrose Avenue; thence with said Ambrose Avenue and around a curve to the right having a radius of 125.0 feet and a central angle of 36° 20' 76.10 feet to a concrete monument, the beginning of a curve to the left, being the dead end circle for Ambrose Avenue; thence with said curve having a radius of 60.9 feet 164.6 feet to a concrete monument, the beginning of a curve to the right; thence with said curve having a radius of 125.0 feet and a central angle of 36° 20' 76.10 feet to a concrete monument; thence North 63° 35' West 19.8 feet to the point of beginning, containing 19.66 acres, more or less.

Being part of the property conveyed to John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary d/b/a Space Park Company by deed from Space Park, Inc. of record in Book 4933, page 982.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 1 on the plan of 1st Addition Space Park East recorded in Book 4470, page 53, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point on the northerly margin of Ambrose Avenue in the westerly line of Space Park, as of record in Book 3700, page 137, Register's Office for Davidson County, Tennessee, thence; with the northerly margin of Ambrose Avenue N 63° 35' W, 199.10 feet to a point at the beginning of a curve, thence; around said curve to the left with a radius of 125.0 feet, a tangent of 45.17 feet and a length of 86.69 feet to a point, thence; N 4° 47' E, 257.33 feet to a point in the southerly margin of a Nashville Electric Service easement, thence; with the southerly margin of Nashville Electric Service easement S 85° 15' E, 270.0 feet to a point at the northwesterly corner of above Space Park thence; with the westerly line of Space Park S 4° 47' W, 333.5 feet to the point of beginning.

Being property conveyed to Space Park Company by deed from Jack Wehby Sr., Trustee for Jack P. Wehby Trust and Randall Phillips of record in Book 4519, page 378, Register's Office for Davidson County, Tennessee.

Together with Spur Track Agreement and easement described at end of deed.

The conveyance of this property is subject to:

(1) Easement to State of Tennessee by F. M. Loftin, dated June 25, 1945, for a sewer easement of record in Book 1318, page 409, Register's Office for said County. (Tract I only).

(2) Sanitary sewers and/or Storm Drainage Easement being two easements 20 feet wide and two 20 foot temporary construction easements to be abandoned upon completion of construction, of record in Book 4081, page 781, said Register's Office. (Tract I only)

(3) A 20 foot wide water line easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4311, page 680, said Register's Office. (Tract I only)

(4) As to Tract I the recorded plan shown an Owner's Certificate, a drainage easement along the northerly margin of Ambrose Avenue, a 20 foot utility easement and a 10 foot drainage easement running generally north and south through the lot near the westerly boundary, and a 15 foot building setback line from Ambrose Avenue.

(5) The survey of Barge, Waggoner, & Sumner, Engineers, dated October 31, 1972, locates the above utility and drainage easements and the easement of record in Book 4311, page 680, Register's Office for said County, and in Book 4081, page 781, Register's Office for said County, and show a spur track easement along the southerly boundary of the property. (Tract I only)

(6) Terms and conditions of a lease by and between Space Park, Inc., and Standard Brands, Incorporated. By instrument of record in Book 4659, page 533, the rents from the above lease were assigned to The Prudential Insurance Company of America, to further secure the indebtedness secured

by the Deed of Trust of record in Book 4659, page 527, said Register's Office.

(7) Agreement for a spur track, by and between Space Park, Inc., and the Louisville and Nashville Railroad Company, dated February 25, 1969. By instrument of record in Book 4659, page 535, the above agreement was assigned to The Prudential Insurance Company of America.

(8) Deed of Trust executed by Space Park, Inc., a Tennessee corporation, to James E. Eden, Trustee of record in Book 4659, page 527, said Register's Office, dated November 30, 1972, to secure The Prudential Insurance Company of America for the sum of $2,835,000.00, payable as therein specified.

(9) Sanitary Sewers and/or Storm Drainage Easement of record in Book 5081, page 240, said Register's Office.

(10) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4758, page 121, said Register's Office.

(11) Deed of Trust executed by Space Park Company, a partnership, composed of Thomas K. Sanders, James R. McKinney, John T. Dugger, Jr. and David Gary, to James E. Eden, Trustee, dated December 17, 1971, filed December 17, 1971, and recorded in Book 4562, page 184, Register's Office for Davidson County, Tennessee, to secure to The Prudential Insurance Company of America, the payment of a note for $185,000 payable as therein specified.

By instrument dated December 17, 1971, filed December 17, 1971, and recorded in Book 4562, page 193, Register's Office for said County, Space Park Company, a partnership comprised of Thomas K. Sanders, James R. McKinney, John T. Dugger, Jr. and David Gary, made a Conditional Assignment of Rentals to The Prudential Insurance Company of America. (Tract II only).

(12) Slope easement for the extension of Ambrose Avenue, as set out in the deed from Jack Wehby, Sr., Trustee, to D. W. Swindle, of record in Book 3249, page 455, Register's Office for Davidson County, Tennessee. (Tract II only)

(13) A 15 foot minimum building setback line from Ambrose Avenue, certain notes, and conditions of owners certificate, as shown on the plan of record in Book 4470, page 53, Register's Office for Davidson County, Tennessee (Tract II only)

(14) Terms and provisions of a lease between Space Park Company, a partnership, and Genesco, Inc., dated May 6, 1971, not of record. (Tract II only)

By instrument dated December 10, 1971, filed December 17, 1971 and recorded in Book 4562, page 189, Register's Office for Davidson County, Tennessee, Genesco, Inc. subordinated the above lease to the line of record in Book 4562, page 184, said Register's Office.

By instrument dated December 17, 1971, filed December 17, 1971 and recorded in Book 4562, page 191, Register's Office for Davidson County, Tennessee, Space Park Company, a partnership assigned the above lease to The Prudential Insurance Company of America. (Tract II only).

(15) Terms and conditions of a lease by and between J. C. Davis d/b/a Cook-Davis Company and SLT Warehouse Company, dated December 10, 1975, filed March 5, 1976 of record in Book 5002, page 872, said Register's Office. (Tract II only)

and the Spur Track Easement on the signature page hereof

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ervin M. Entrekin, Trustee, his successors and assigns, forever.

AND it does covenant with the said Ervin M. Entrekin, Trustee 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 as otherwise stated herein.

AND John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary d/b/a Space Park Company, Tract I, Space Park Company, Tract II does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Ervin M. Entrekin, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

TOGETHER with a certain SPUR TRACK AGREEMENT dated February 25, 1969 by and between the Louisville and Nashville Railroad Company and Space Park, Inc., relative to TRACK NO. 61 of about 1520 feet in length in Davidson County, Tennessee, diverging from South bound main track on the Nashville Division of said Railroad on the north side thereof, 2203 feet east of mile post No. 182 from Louisville, Kentucky and running in a northwesterly direction.

WITNESS our hand this 30th day of December, 1977.

JOHN T. DUGGER, JR., THOMAS K. SANDERS, JAMES R. MCKINNEY and DAVID S. GARY d/b/a SPACE PARK COMPANY

JOHN T. DUGGER, JR.

THOMAS K. SANDERS

JAMES R. MCKINNEY

DAVID S. GARY

SPACE PARK COMPANY

BY:

TOGETHER WITH a certain railroad spur easement from the Metropolitan Government of Nashville and Davidson County, Tennessee, being a triangular parcel, beginning at a concrete monument on the northwesterly margin of the L & N Railroad Right-of-Way (the southeasterly corner of TRACT I above); thence S 85° 08' W 222.2 feet to a point; thence N 85° 08' W 130.0 feet to a point; thence S 05° 50' W 79.0 feet to a point; thence N 78° 20' W 350.1 feet to the point of beginning.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. DUGGER, JR., THOMAS K. SANDERS, JAMES R. MCKINNEY and DAVID S. GARY d/b/a SPACE PARK COMPANY, a partnership, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-10-79.

CO 4,565,000

11,879.50

SEC30 S'TAX
SEC30 PAYEE
SEC30 W'DEED

.50

CO 4,565,000.00

SEC30 S'TAX
SEC30 PAYEE
SEC30 W'DEED

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10.00 =11,879.50