WARRANTY DEED

FROM: HENRY HUDSON

TO: JOEL B. SPAULDING, RANDALL BASKIN, FRED H. HARRON, ESTELLE L. CROOM AND MICHAEL TOMLIN

This instrument prepared by: Dearborn & Ewing, Attorneys Suite 1200, One Commerce Place Nashville, Tennessee 37219

Address New Owner as follows: 1161 Murfreesboro Road Nashville, Tennessee

Send Tax Bills to: same

Map-Parcel No. 120-1 140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,588,984.50.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 1978.

Notary Public

My Comm. Expires: 4/21/81

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Henry Hudson, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joel B. Spaulding, his heirs, successors and assigns a one-fourth (1/4) undivided interest, unto Randall Baskin, his heirs, successors and assigns, a one-fourth (1/4) undivided interest, unto Fred H. Harron, his heirs, successors and assigns, a three-fiftieths (3/50) undivided interest, unto Estelle L. Croom, her heirs, successors and assigns, a one-twenty-fifth (1/25) undivided interest, and unto Michael Tomlin, his heirs, successors and assigns, a three-twentieths (3/20) undivided interest, herein after called the GRANTEES, as tenants in common in the following described tract of land in Davidson County, Tennessee, to wit:

Land in the Second Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Subdivision of Glengarry Park Commercial Development, Section IV, as of record in Book 4660, page 55, Register's Office for Davidson County, Tennessee, described more particularly as follows:

Beginning at an iron pin located on the western right of way margin of Murfreesboro Road and north 48 degrees 49' west 885.2 feet from the center line of Glengarry Drive; thence south 41 degrees 11' west 245.27 feet to an iron pin; thence north 48 degrees 56' west 721.35 feet to an iron pin; thence north 54 degrees 01' east 253.02 feet to a concrete monument located in the western right-of-way margin of Murfreesboro Road; thence along said margin south 48 degrees 49' east 573.0 feet to an iron pin; thence south 41 degrees 11' west 8.0 feet to an iron pin; thence south 48 degrees 49' east 15.0 feet to an iron pin; thence north 41 degrees 11' east 8.0 feet to an iron pin; thence south 48 degrees 49' east 77.10 feet to the point of beginning, containing 3.91 acres more or less.

Being the same property conveyed to Henry Hudson by quitclaim deed from Castile Office Complex, a Limited Partnership, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following liens, easements and restrictions:

1. Deed of Trust from Henry Hudson and wife, Ruth C. Hudson to Herschel Greer, Trustee, dated October 4, 1973, of record in Book 4752, page 577, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date, in the original principal amount of $1,800,000.00, payable to Guaranty Mortgage Company and AETNA Life Insurance Company, as their interests may appear, as amended by an Amendment to Deed of Trust and Promissory Note and Modification and Consolidation Agreement, dated September 30, 1975, of record in Book 4967, page 698, said Register's Office.

2. Assignment of Rents and Leases from Henry Hudson and wife, Ruth C. Hudson, to AETNA Life Insurance Company, of record in Book 4752, page 584, said Register's Office, as additional security for the Deed of Trust of record in Book 4752, page 577, said Register's Office.

3. Deed of Trust from Henry Hudson and wife, Ruth C. Hudson to Herschel Greer, Trustee, dated January 15, 1975, of record in Book 4882, page 168, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the principal amount of $450,000.00 payable to Guaranty Mortgage Company of Nashville.

4. Deed of Trust from Castile Office Complex, A Limited Partnership, to John E. Donovan, Trustee, dated January 31, 1978, of record in Book 5248, page 521, said Register's Office to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $90,200.00 payable to First American National Bank of Nashville.

5. The Plan of Record in Book 4660, page 55, said Register's Office shows an owners certificate, a 30 foot setback line from Murfreesboro Road, a 10 foot easement for public utilities along the northeasterly and southeasterly lines of said lot, and an easement for a sewer line along the line fronting on Murfreesboro Road.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 24th day of 1978.

Henry Hudson

HENRY HUDSON

STATE OF TENNESSEE)

COUNTY OF)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Henry Hudson, 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 seal, at office in Nashville, Tennessee, this the 24th day of May, 1978.

Betty R. Powers
NOTARY PUBLIC

BETTY R. POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission Expires: 7-26-80

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IDENTIF. REFERENCE

MAY 25 10 41 AM '78
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAY25'78	CONV	*	~~.00~~ 1,588,984.50	
MAY25'78	S'TAX		B* 4,131.40	
MAY25'78	PR'FEE		B* .50	
MAY25'78	W'DEED		B* 6.00	* 4,137.90