BOOK 5305 PAGE 578 WARRANTY DEED

ATTORNEY, 21st · FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crescent Properties Company (NAME:)	Same (NAME:)	Map 186,
15th Floor, Third National (STREET ADDRESS OR ROUTE NUMBER)	Bank Bldg. (STREET ADDRESS)	Parcel 56
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FB 5D-57660

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Nashville One Associates, a Virginia Limited Partnership, acting through Realty International, Inc., its General Partner pursuant to a certificate of limited partnership of recored in Book 4838, page 318, re-recorded in Book 5255, page 46, as amended by amendments of record in Book 4948, page 61 and Book 5255, page 53, all in the Register's Office for Davidson County, Tennessee,

JUN 29 78	CONV	*	.00 2,150,000.00	
JUN 29 78	S'TAX		B* 5,590.00	
JUN 29 78	PR'FEE		B* .50	
JUN 29 78	W'DEED		B* 6.00	* 5,596.50

has es

have bargained and sold, and by these presents do/transfer and convey unto the said Crescent Properties Company, 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:*

Land being Lot No. 1 on the Plan of Revised Interchange City Industrial Park, Section XIII, as of record in Book 4675, page 112, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the east margin of Heil-Quaker Boulevard, said point being 430.52 feet south of the center line of Corporate Place and said point being common with the southwest corner of Section XI of Interchange City Industrial Park, of record in Book 4675,page 91, Register's Office of Davidson County, Tennessee; thence S 81° -31' E, a distance of 503.61 feet; thence along a curve to the right with radius of 1145.92 feet, a distance of 121.00 feet; thence S 75° -28' E, a distance of 510.14 feet; thence S 44° -26' W, a distance of 656.30 feet to the south margin of Carrier Drive; thence along same N 81° -31' W, a distance of 746.33 feet; thence N 58° -38' W, a distance of 96.23 feet to the east margin of Heil-Quaker Boulevard; thence northwardly along a curve to the left with radius of 1175.92 feet a distance of 555.17 feet; thence N 4° -19' E, a distance of 11.32 feet to the point of beginning, containing an area of 12.932 acres.

BEING the same property conveyed to Nashville One Associates by deed from Realty International, Inc.of record in Book 4925, page 660, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer or value, whichever is greater, is $2,150,000

Subscribed and sworn to before me, this the 29th day of June, 19 78.

My commission expires: 8/31/81

(Affix Seal)

NOTARY PUBLIC AT LARGE OF TENN.

CRESCENT PROPERTIES CO.
By: [signature]
President
Affiant

[signature]
Notary Public

For the consideration aforesaid, the Grantor further sells, assigns, transfers and sets over unto the Grantee all its right, title and interest in and to that certain temporary non-exclusive license granted Realty International, Inc. by License Agreement with McDowell Development Corporation dated May 7, 1974, upon a certain triangular shaped parcel of land as described therein which abuts the easterly boundary of the property described above and contains 0.022 acres, such License being for the parking and/or facilitating the flow of traffic upon the above described property, and being of record in Book 4813, page 501, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. State and Metropolitan taxes for the year 1978 which have been prorated.

2. The lien of that certain Deed of Trust from Realty International, Inc. to W. L. Wallace and George O. Gregory, Trustees, of record in Book 4801, page 335, as amended by Supplemental Deed of Trust of record in Book 4925, page 618, and by a Modification Agreement of record in Book 4941, page 850, all in the Register's Office for Davidson County, Tennessee, securing an indebtedness as described therein originally in favor of Virginia Trust Company and assigned to Aetna Life Insurance Company by assignment of record in Book 4925, page 658, said Register's Office.

3. Assignment of Rents and Leases to Aetna Life Insurance Company securing the indebtedness described in paragraph 2 next above, of record in Book 4949, page 741, said Register's Office.

4. Restrictive Covenants of record in Book 4673, page 508, said Register's Office.

5. Conditions of the owner's certificate, utility easements, a drainage easement, a railroad easement and other matters appearing upon the recorded plan of Interchange City Industrial Park, Section XIII, of record in Book 4675, page 112, said Register's Office.

6. That certain Lease Agreement between Realty International, Inc. and Carrier Corporation dated March 15, 1975, as modified by an Extension and Modification Agreement dated February 1, 1978. All right, title and interest of the Grantor in and to said Lease is by this Deed assigned to the Grantee. Further, the Grantor represents and warrants that, as of the date of the execution and delivery hereof, no act of default on the part of the Lessor now exists which would entitle the Lessee to refuse to pay rent or otherwise fail to keep and perform the agreements and undertakings imposed upon it in said Lease.

7. That certain temporary non-exclusive License granted to McDowell Development Corporation by Realty International, Inc. for purposes of ingress and egress over certain property described therein, being a portion of the property above described, dated May 7, 1974, and of record in Book 4813, page 498, said Register's Office.

8. That certain temporary non-exclusive easement for purposes of ingress and egress over certain property described therein, being a portion of the property above described, dated May 7, 1974, between Realty International, Inc. and McDowell Development Corporation, of record in Book 4813, page 495, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1710 Heil-Quaker Blvd., Lavergne, Tennessee 37086
(House Number) (Street) 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 Grantor ~~do~~es *covenant with the said* Grantee *that* it ~~has~~ 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 set forth hereinabove.

And Grantor~~s~~ *do further covenant and bind* itself, its successors and ~~heirs and representatives~~ assigns, *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 ~~my~~ *hand this* 28th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E 7 4 1 4 7

IDENTIFICATION REFERENCE T
JUN 29 3 52 PM '78
FELIX [illegible] REGISTER
D.C.

NASHVILLE ONE ASSOCIATES, A Virginia Limited Partnership
By REALTY INTERNATIONAL, INC.
By [signature] Pres.

STATE OF VIRGINIA
COUNTY OF HENRICO

Before me, JOSEPH B. BENEDETTI, *a Notary Public of the State and County aforesaid, personally appeared* J. P. MARCHETTI, *with whom I am personally acquainted, and who, upon oath, acknowledged* ~~him~~self *to be* PRESIDENT *of the* Realty International, Inc., *the within named bargainor, a corporation, and that* ~~he~~ *as such* PRESIDENT, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ~~him~~self *as* PRESIDENT.

Witness my hand and seal, at office in HENRICO County, VIRGINIA, *this* 28th *day of* JUNE, *19* 78.

[signature] *Notary Public*

Commission Expires July 8, 1978

JOSEPH B. BENEDETTI NOTARY PUBLIC RICHMOND, VIRGINIA