This instrument prepared by:
James R. Cheshire, III, Attorney
21st Floor, One Commerce Place
Nashville, Tennessee 37239

BOOK 5359 PAGE 354

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Skyview Associates 1715 Parkway Towers 404 James Robertson Parkway Nashville, Tennessee 37219	Same	92-13, 256 104-1, 421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $85,000, cash in hand paid by SKYVIEW ASSOCIATES and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM H. ROBIN, Trustee, and DOROTHY H. GROSSMAN and husband, LAURENCE A. GROSSMAN, have bargained and sold and by these presents do transfer and convey unto the said Skyview Associates, a Tennessee limited partnership, its successors and assigns, certain land in Davidson County, Tennessee, described as follows, to wit:

> Being a tract of land in the 1st Civil District of Nashville, Davidson County, Tennessee, and being bounded on the north by Dakota Avenue and on the east by 38th Avenue, North, and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Engineers, dated September 14, 1978, as follows:
>
> Beginning at a point in the intersection of the southerly margin of Dakota Avenue and the westerly margin of 38th Avenue, North, thence with the westerly margin of 38th Avenue, South, S 2° 06' W, 382.6 feet to a point; thence, leaving said westerly margin N 87° 54' W, 105.0 feet to a point; thence, S 2° 06' W, 14.0 feet to a point; thence, along the northerly margin of Valley View Subdivision, Section 5, Book 3842, Page 3, N 87° S 04' W, 95.0 feet to a point; thence, with the westerly boundary of Valley View Subdivision, Section 5, S 2° 06' W, 306.7 feet to a point; thence, with the northerly boundary of Valley View Subdivision, Section 1, Book 2331, Page 113, N 89° 26' W, 510.5 feet to a point; thence, with the easterly boundary of Valley View Subdivision, Section 3, Book 2230, Page 148, N 06° 15' W, 437.6 feet to a point; thence, N 5° 38' W, 18.5 feet to a point; thence, N 83° 40' E, 100.0 feet to a point; thence, N 5° 38' W, 15.0 feet to a point; thence, N 83° 40' E, 50.0 feet to a point; thence, N 5° 38' W, 135.0 feet to a point in the southerly margin of Dakota Avenue; thence, with said southerly margin N 83° 40' E, 655.2 feet to the point of beginning. Containing 9.38 acres, more or less.

Being the same property conveyed to Dorothy Grossman by deed from W. L. Bainbridge Co. of record in Book 4437, page 405, Register's Office of said County, and part of the same property conveyed to William H. Robin, Trustee, by deed from The Salvation Army of record in Book 3856, page 355, Register's Office of said County.

The above described tract is conveyed subject to the following easements:

1. There is reserved and created hereby an easement for ingress and egress located in the southeasterly corner of the property conveyed hereby, lying 4 feet along 38th Avenue, South, and 5 feet along the southerly boundary of the property conveyed hereby.

2. 10 foot easement for alley and public utilities along the southerly boundary.

3. 25 foot easement for 40th Avenue, North, along the westerly boundary (see Book 3701, page 338).

TO HAVE AND TO HOLD the said land, with the appurtenances, estate, title and interest thereto belonging to the said Skyview Associates, its successors and assigns, forever. We do covenant with the said Skyview Associates 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, except for the easements described above and 1978 taxes.

WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend title to the said land to the said Skyview Associates, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 2 day of November, 1978.

William H. Robin, Trustee
WILLIAM H. ROBIN, TRUSTEE

Dorothy H. Grossman
DOROTHY H. GROSSMAN

Laurence A. Grossman
LAURENCE A. GROSSMAN

E 9 8 1 7 2

IDENTIF. REFERENCE

Nov 2 3 16 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GOV-2B CONV 85,000.00
GOV-2B S'TAX B* 221.00
GOV-2B PR'FEE B* .50
GOV-2B W'DEED B* 6.00 * 227.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marsha E. Firestone, a Notary Public in and for said County and State, the within named William H. Robin, Trustee, Dorothy H. Grossman and husband, Laurence A. Grossman, the bargainors, 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 2 day of November, 1978.

Marsha E. Firestone
Notary Public

MARSHA E. FIRESTONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: Jan. 27, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.

William H. Robin

Sworn to and subscribed before me this 2 day of November, 1978.

Marsha E. Firestone
Notary Public

MARSHA E. FIRESTONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: Jan. 27, 1981