BOOK 5439 PAGE 183

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

T.I.M.E.-DC, INC.

TO

FESSLER'S PARK JOINT VENTURE

For draftsman's use

Prepared by:
A. H. Johnson, Jr.
12th Floor
First American Center
Nashville, TN 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fessler's Park Joint Venture (NAME)	Same (NAME)	94-13
1111 Polk Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 54
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 22 4 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 180,000.00 Neely B Coble III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May 19 79.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, T.I.M.E.-DC, INC., a Delaware corporation, the Grantor herein, have bargained and sold, and by these presents do transfer and convey unto the said FESSLER'S PARK JOINT VENTURE, a joint venture comprised of Neely Coble, III Leslie D. Coble, Karin Dale Coble, Jr., Elizabeth D. Coble, and Mary C. Coble, its successors ~~and~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 2, Fessler's Park, as of record in Book 5210, Page 166, Register's Office for Davidson County, Tennessee, consisting of 32.37 ± acres.

Being a part of the same property conveyed to T.I.M.E.-DC, Inc., a Delaware corporation, formerly Realties Unlimited, Inc. by deed from Super Service Motor Freight Company, Inc. of record in Book 3812, Page 35, said Register's Office. Realties Unlimited, Inc. having merged into T.I.M.E.-DC, Inc., a Delaware corporation, as evidence of Charter of record in Book 4491, Page 850, Register's Office for Davidson County, Tennessee.

See attached Exhibit "A" for a metes and bound description.

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WD-2

This is unimproved (X) improved ( ) property, known as Lot 2, Fessler's Park, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FESSLER'S PARK JOINT VENTURE, its successors ~~heirs~~ and assigns, forever.

And Grantor do covenant with the said FESSLER'S PARK JOINT VENTURE 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 shown on attached Exhibit "B".

And T.I.M.E.-DC, INC., a Delaware corporation, do further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said FESSLER'S PARK JOINT VENTURE, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness hand this 22nd day of May, 19 79

T.I.M.E.-DC, INC.

By: Harold J. Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at ,
Tennessee, this day of , 19

, Notary Public.

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harold J. Duncan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President-Southeast Region of the T.I.M.E.-DC, INC., the within named bargainor, a corporation, and that he as such Vice President - Southeast Region, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

Witness my hand and seal, at office in Nashville, Tennessee
this 22nd day of May, 19 79

SUE ELLEN BUCHANAN NOTARY PUBLIC

Notary Public.

Commission expires 10/1/81

EXHIBIT "A"

Land in Davidson County, Tennessee, being Tract No. 2 on the Plan of Fessler's Park of record in Book 5210, Page 166, Register's Office for said County, described as follows:

Beginning on the westerly margin of West Fessler's Lane at the northeast corner of the property conveyed to Industrial Development Board of record in Book 5159, page 406, said Register's Office; thence South 89° 54' West 967.64 feet; thence South 02° 48' East 400.48 feet; thence South 00° 05' East 239.52 feet; thence South 59° 17' East 148.48 feet to the northerly margin of Calhoun Avenue; thence with said Avenue North 89° West 58' West 58.80 feet to the right-of-way of the Interstate Highway; thence with said right-of-way North 59° 17' West 300.04 feet; thence North 48° 42' West 175.55 feet; thence North 64° 24' West 485.35 feet; thence north 72° 51' West 253.82 feet to the southeasterly margin of Meredith Street; thence with the same North 51° 19' East 383.25 feet to the beginning of a curve having a radius of 1,367.51 feet northeasterly 215.54 feet to the beginning of another curve having a radius of 860.37 feet northeasterly 416.01 feet; thence leaving said street north 74° 10' east 276.51 feet; thence North 15° 59' West 27 feet; thence North 74° 01' East 300 feet; thence South 15° 59' East 105 feet; thence North 73° 57' East 442.60 feet thence North 11° 33' West 6 feet; thence North 73° 57' East 165 feet; thence North 16° 03' West 75 feet; thence North 79° 27' East 101.70 feet; thence South 02° 56' East 63.13 feet; thence South 40° 54' West 103.15 feet to the beginning of a curve having a radius of 878.51 feet southwesterly 138 feet; thence South 49° 54' West 312.60 feet; thence South 04° 00' West 202.90 feet; thence South 85° 59' East 600 feet to the westerly margin of west Fessler's Lane; thence with the same South 04° 00' West 270.60 feet to the beginning.

The above described property was conveyed to T.I.M.E.-DC, Inc., a Delaware corporation, formerly Realties Unlimited, Inc. by deed from Super Service Motor Freight Company, Inc. of record in Book 3812, Page 35. Realties Unlimited, Inc. having merged into T.I.M.E.-DC, Inc., a Delaware corporation as evidence of Charter of record in Book 4491, Page 850, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 5439 PAGE 186

Exceptions to Title

1. Plat of record in Book 5210, Page 166, Davidson County Register's Office.

2. Taxes for 1979 which have been prorated at closing.

3. Rights of parties in possession.

4. Lack of direct access to Interstate Highway from the premises in question, such right of access having been granted to the State of Tennessee, by deed of record in Book 3030, Page 473, Register's Office for Davidson County, Tennessee.

5. TVA easement of record in Book 1153, Page 385, said Register's Office.

6. Easement for the relocation and widening of Browns Creek of record in Book 3929, page 646, Register's Office.

7. Easement granted Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, by Realties Unlimited, Inc. as set out in instrument of record in Book 3965, Page 965, said Register's Office.

8. Easement granted Electric Power Board of Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in instrument of record in Book 4724, Page 462, Register's Office for Davidson County, Tennessee.

9. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Realties Unlimited, Inc., across premises as set out in instrument of record in Book 4040, Page 964, Register's Office for Davidson County, Tennessee.

10. All other and further sewer lines, mains or systems, and water lines or mains, and rights or easements, with reference thereto, as the same actually exist on, over or across the property, and whether or not the same appear of record.

11. Lease Agreement dated the 22nd day of May, 1979, by and between Valley Enterprises, a partnership comprised of G. William Coble and Neely Coble, Jr., as Lessor and T.I.M.E.-DC, Inc., as Lessee. Said Lease Agreement is reserved by T.I.M.E.-DC, Inc.

12. Any work done by Fessler's Park Joint Venture, or any related entity or person, and which creates a lien, Grantor will not be responsible for it.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5439 PAGE 187

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			180000.00- CO	
			468.00 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK 476.50-	
			4454405/22/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30653

T
IDENTIF. REFERENCE

MAY 22 4 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685539