08/21 535.50- CHECK

Filing Information Prepared By: ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IDS Realty Trust	Same	183- P-0
(NAME:) IDS Tower	(NAME:)	2 45
(STREET ADDRESS OR ROUTE NUMBER) Minneapolis, MN 55442	(STREET ADDRESS)	46 KS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations and in order to induce the Grantee hereunder not to foreclose on the lien of the Deed of Trust of record in Book 4725, page 913, Register's Office for Davidson County, Tennessee, as modified in Book 4878, page 1, said Register's Office and Book 5273, page 307, said Register's Office, and as assigned to the Grantee by Assignment of record in Book 5273, page 305, said Register's Office;

BOOK 5485 PAGE 341

Old Hickory Associates Limited, E. R. Michaels, Jr., General Partner (the "Grantor") has ~~have~~ does *bargained and sold, and by these presents do transfer and convey unto the said* IDS Realty Trust (the "Grantee") its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

See Exhibit A attached.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

Subscribed and sworn to before me, this the 23rd day of July 19 79

Affiant: Attorney at Law for IDS Realty Trust

My commission expires: SALLY (Affix Seal) Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Aug. 3, 1980

This conveyance is made subject to:

1. 1979 State and County real property taxes, a lien but not yet due and payable; and 1978 State and County real property taxes, which are a lien and now past due and payable;
2. Easements, setback lines, conditions of the Owners Certificate and other matters on the Plan of Hobson Park of record in Book 4460, page 34, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 4725, page 913, Register's Office for Davidson County, Tennessee, as modified by Modification Agreement of record in Book 4878, page 1, Register's Office for Davidson County, Tennessee, as assigned by Transfer & Assignment of Deed of Trust of record in Book 5273, page 305, Register's Office for Davidson County, Tennessee, and as further modified by Second Modification Agreement & Appointment of Substitute Trustee of record in Book 5273, page 307, Register's Office for Davidson County, Tennessee.

4. Financing Statements in connection with above Deed of Trust of record in Book 4725, page 921; Book 4878, page 8; Book 5273, page 315; Book 5273, page 316; and Book 5296, page 310, all in the Register's Office for Davidson County, Tennessee.

Notwithstanding the foregoing, the interests of the Grantee as set forth in this instrument and the security interest of IDS Realty Trust as set forth in the Deed of Trust of record in Book 4725, page 913, Register's Office for Davidson County, Tennessee, and all Modifications thereto and Assignments thereof shall not merge but shall remain separate and distinct and the said IDS Realty Trust shall remain fully entitled to exercise all or any of the remedies reserved to it in said Deed of Trust notwithstanding the execution and delivery of this instrument.

This is ~~improved~~ unimproved (XX) ( ) property, known as ..... (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~~ XXXX *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Grantee ..... *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 herein stated.

And Grantor does ~~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* Grantee, its successors ..... ~~heirs~~ XXX *and assigns against the lawful claims of all persons whomsoever.*

Witness the *hand* of Grantor, *this* 20th *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OLD HICKORY ASSOCIATES LIMITED

BY: E. R. Michaels, Jr.

E. R. MICHAELS, JR., GENERAL PARTNER

F 47374

IDENTIF. REFERENCE

AUG 21 9 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

GEORGIA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
FULTON

Before me, Rebecca S. Privett, *a Notary Public of the State and County aforesaid, personally appeared* E. R. MICHAELS, JR., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* a General Partner *of the* OLD HICKORY ASSOCIATES LIMITED, *the within named bargainor, a* Limited Partnership, *and that* he *as such* General Partner, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* Limited Partnership *by* him *self as* a General Partner.

Witness my hand and seal, at office in Atlanta, Fulton County, Georgia, *this* 9th *day of* July, *19* 79.

Rebecca S. Privett
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Sept. 19, 1982

Commission Expires

NOTARY PUBLIC GEORGIA, STATE AT LARGE

EXHIBIT A

A tract of land located in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the intersection of the west right-of-way of Hobson Pike and the south right-of-way of Hobson Drive and proceeding as follows:

1. With the west right-of-way of Hobson Pike, South 13° 49' West a distance of 26.35' to a concrete marker; thence,

2. South 74° 23' East a distance of 19.74' to a concrete marker; thence,

3. South 15° 57' West a distance of 154.72' to an iron pin said pin being in the north line of the Gilroy Church of Christ property; thence,

4. Leaving said right-of-way and with said property, North 82° 14' 18" West a distance of 168.81' to an iron pin; thence,

5. With the north line of the H. L. Paul property, North 83° 06' West a distance of 433.7' to an iron pin; thence,

6. Continuing with the Paul property, North 82° 31' 10" West a distance of 399.31' to an iron pin; thence,

7. Continuing with the Paul property, North 81° 54' 46" West a distance of 400' to an iron pin; thence,

8. Leaving said line, North 8° 05' 14" East a distance of 790' to an iron pin; thence,

9. South 76° 24' 46" East a distance of 829.26' to an iron pin in the west and south rights-of-way of Hobson Drive; thence,

10. With said right-of-way and a curve to the left having a radius of 326.63' a distance of 356.3' to an iron pin; thence,

11. Continuing with said right-of-way, South 44° 47' East a distance of 37.45' to an iron pin; thence,

12. With a line crossing Hobson Drive, North 21° 30' 30" East a distance of 65.53' to an iron pin in the east and north rights-of-way of Hobson Drive; thence,

13. Leaving said right-of-way, North 27° 47' East a distance of 336.75' to an iron pin; thence,

14. North 73° 02' East a distance of 224.94' to an iron pin in the right-of-way of Interstate Highway 24; thence,

15. With said highway, South 16° 58' East a distance of 192.7' to a concrete marker; thence,

16. Continuing with said right-of-way, South 3° 13' West a distance of 219.0' to a concrete marker, said point being the end of the limited access to Interstate 24; thence,

17. With the west right-of-way of Hobson Pike, South 78° 51' East a distance of 15' to a concrete marker; thence,

18. Continuing with said right-of-way, South 11° 09' West a distance of 87' to a concrete marker; thence,

19. Continuing with said right-of-way, South 13° 49' West a distance of 173.04' to the point of beginning and passing through an iron pin in the north and east rights-of-way of Hobson Drive at a distance of 93.04'.

Included in the above description is the right-of-way of Hobson Drive as dedicated as per the recorded plat in Book 4460, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the west right-of-way of Hobson Pike and the south right-of-way of Hobson Drive and proceeding as follows:

1. With the south and west rights-of-way of Hobson Drive, North 75° 07' West a distance of 28.33' to an iron pin; thence,

2. With a curve to the right having a radius of 741.66' a distance of 392.65' to an iron pin; thence,

3. North 44° 47' West a distance of 47.45' to an iron pin as described in call No. 11; thence,

4. With a line crossing Hobson Drive, North 21° 30' 30" East a distance of 65.53' to an iron pin in the east and north rights-of-way of Hobson Drive; thence,

5. With the north and east rights-of-way of Hobson Drive and with a curve to the left having a radius of 807.77' a distance of 427.65' to an iron pin; thence,

6. Continuing with said right-of-way, South 75° 07' East a distance of 26.84' to an iron pin, said pin being in the west right-of-way of Hobson Pike; thence,

7. With the west line of Hobson Pike, South 13° 49' West a distance of 80' to the point of beginning.

The above-described tracts contain 22.783 acres, more or less, with the exclusion being 0.773 of an acre, making a net acreage of 22.01 acres, more or less, in accordance with plat and survey by Turner Engineering Company dated December 23, 1974.

Being part of the same property conveyed to Old Hickory Associates Limited, E. R. Michaels, Jr., General Partner, by deed from Willie K. Davis, Trustee, of record in Book 4668, page 582, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF BOOK 5485 PAGE 346

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
			200000.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 535.50-	
5693A08/21/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47374

IDENTIF. REFERENCE

AUG 21 9 50 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706160