mail

This Instrument Prepared By:
Jesse E. Johnson, Jr.
130 North Court Avenue
Memphis, Tennessee 38103

Address New Owner as Follows:
The Equitable Life Assurance Society of the United States
1285 Avenue of the Americas
New York, New York 10019

Send Tax Bills To:
The Equitable Life Assurance Society of the United States
Suite 950
100 Peachtree Ave. NW
Atlanta, GA 30303

Map-Parcel Numbers:
134, Parcels 1, 32, 173, 193

WARRANTY DEED

BOOK 5591 PAGE 945

THIS INDENTURE, made and entered into this 17th day of April, 1980, by and between Space Park Company, a partnership composed of John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary, party of the first part, and The Equitable Life Assurance Society of the United States, a corporation organized and existing under and by virtue of the laws of the State of New York, party of the second part.

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

First Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly the Second and Fifth Civil Districts. Being generally bounded as follows: on the north by Mill Creek, on the east by the Louisville and Nashville Railroad, on the south by Antioch Pike, and on the west by Interstate 24 according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated February 29, 1980, and being more particularly described as follows:

> Beginning at a spike set in the north right of way of Antioch Pike, a 60 foot right of way and being the center of a 16 foot lane and being approximately 1331 feet east of the intersection of the north right of way of Antioch Pike and the east right of way of Interstate 24; thence, with the northerly right of way of Antioch Pike, North 74° 00' West 574.82 feet to an iron pin set at the southerly end of the easterly return curve at Antioch Pike and Space Park South Drive as of record in Book 4660, page 52, Register's Office for Davidson County, Tennessee; thence, with the right of way of Space Park South Drive as follows: With a curve to the right (radius of 25.0 feet) northerly a distance of 39.27 feet to a point; thence North 11° 31' East, 255.78 feet to a point at the beginning of a curve; thence, with said curve to the left (radius of 458.17 feet), northwesterly

a distance of 279.88 feet to a point; thence North 19° 00' West 223.00 feet to a point at the beginning of a curve; thence with said curve to the left (radius of 471.67 feet), northwesterly a distance of 401.98 feet to a point; thence with a curve to the right (radius of 120.0 feet), westerly a distance of 59.44 feet; thence, with a curve to the left (radius of 60 feet), southwesterly a distance of 104.24 feet to a point in the right of way of Space Park South Drive as of record in Book 4660, page 136, R.O.D.C., Tennessee; thence continuing with the right of way of Space Park South Drive, as noted above, North 79° 00' West 8.05 feet to a point at the beginning of a curve; thence, with said curve, to the right (radius of 178.04 feet), northwesterly a distance of 74.58 feet to a point; thence, North 55° 00' West 735.53 feet to a point at the beginning of a curve; thence, with said curve to the right (radius of 126.76 feet), northwesterly a distance of 156.53 feet to a point; thence North 74° 15' West 60.0 feet to a point; thence, with a curve to the right (radius of 70 feet), southwesterly a distance of 109.96 feet to a point; thence, across the end of Space Park Drive South, of record as noted above, South 15° 45' West, 60 feet to a point; thence, continuing with the right of way of Space Park South Drive, with a curve to the right (radius of 368.78 feet), southeasterly a distance of 123.90 feet to a point; thence, South 55° 00' East 813.48 feet to a point at the beginning of a curve; thence, with said curve to the left (radius of 238.04), southeasterly a distance of 99.71 feet to a point; thence, South 79° 00' East, 8.05 feet to a point in the right of way of Space Park South Drive, recorded as noted above; thence, continuing with the right of way of Space Park South Drive with a curve to the left (radius of 60 feet), easterly a distance of 90.49 feet to a point; thence, with a curve to the right (radius of 120.0 feet), easterly a distance of 88.70 feet; thence, with a curve to the right (radius of 411.67 feet), southeasterly a distance of 316.61 feet to a point; thence, south 19° 00'East 223.00 feet to a point at the beginning of a curve; thence, with said curve to the right (radius of 398.17 feet), southeasterly a distance of 243.23 feet to a point; thence South 20° 29' West, 255.78 feet to an iron pin set at the intersection of the northerly right of way of Antioch Pike and the westerly right of way of Space Park South Drive; thence, with the northerly right of way of Antioch Pike as follows: North 74° 00' West 249.30 feet to an iron pin set; thence, North 16° 00' East, 30.00 feet to a railroad spike set; thence, North 74° 00' West 381.38 feet to an existing iron pin at the intersection of the northerly right of way of

Antioch Pike and the easterly right of way of Interstate 24; thence, with the easterly right of way of Interstate 24, North 39° 02' West, 167.25 feet to an existing iron pin; thence, North 34° 39' West passing an existing highway concrete monument at 856.9 feet a total distance of 1045.4 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius of 5069.78 feet), northwesterly a distance of 649.52 feet to an existing highway concrete monument; thence, with the meanders of Mill Creek North 35° 42' East, 615 feet to a point in said creek; thence, North 15° 23' 41" East 891.13 feet to a point in Mill Creek; thence, leaving said creek, South 77° 25' East 155.0 feet to an iron pin set; thence, South 84° 15' East, 69.50 feet to an iron pin set in the westerly right of way of the Louisville & Nashville Railroad; thence, with the westerly right of way of the Louisville & Nashville Railroad, South 19° 26' East, passing an iron pin at 507.8 feet, a total of 835.90 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius of 2349.90 feet), southeasterly a length of 1201.0 feet to an iron pin set; thence, South 48° 43' East, 1141.10 feet to an existing iron pin at the northwesterly corner of the Mill Creek Baptist Church property as of record in Book 3074, page 360, R.O.D.C., Tennessee; thence, leaving said railroad and with the westerly line of said Mill Creek Baptist Church property, South 19° 03' West, 546.35 feet to an existing iron pin; thence, South 19° 37' West, 209.0 feet to the point of beginning.

Being part of the property conveyed to John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary d/b/a Space Park Company by deeds of record in Book 4539, page 607, and by Book 4933, page 982, said Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest of the party of the first part, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the above described real estate to the center line thereof.

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever, other than consumable goods, now located in or upon said real estate or any part thereof and used or useable in connection with any present or future operation of said real estate (hereinafter called "equipment") and now owned by the party of the first part, including but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating, and power equipment, engines,

pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire-prevention, fire-extinguishing, refrigerating, ventilating, and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows.

TOGETHER with all of the right, title and interest of the party of the first part in and to any railroad spur track agreements and in any railroad tracks and roadbeds relating to or serving the above described property.

This conveyance is expressly made subject to the deeds of trust owned by The Prudential Insurance Company of America, of record in Book 4627, page 250, Book 4753, page 271, Book 4753, page 287, and Book 5043, page 728, all in the office of the Register of Davidson County, Tennessee; to all assignments of leases and rents to The Prudential Insurance Company of America executed in connection with the loans secured by the said deeds of trust hereinabove referred to; easements of record in Book 2961, page 231, book 3434, page 40, Book 3462, page 548, Book 3799, page 688, Book 4627, page 248, Book 4824, page 874, Book 4990, page 633, and Book 5286, page 299 all in the said Register's Office; to all easements and utilties shown on survey prepared by Ragan-Smith-Murphy & Associates, Inc. dated February 29, 1980.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the lien of taxes for the year 1980, which are assumed by the party of the second part, the rights of the present tenants, and to the easements and utilities, the deeds of trust and the assignment of leases and rents

hereinabove referred to, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, the party of the first part has executed this instrument on the day and year first above written.

SPACE PARK COMPANY,
A Partnership

By: _____
Partner

By: _____
Partner

By: _____
Partner

By: _____
Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared John T. Dugger, Jr., Thomas K. Sanders, James R. McKinney and David S. Gary, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the partners, and the only partners, of Space Park Company, a partnership, and who acknowledged that, as such partners, they executed the within instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office in Nashville this 17th day of April, 1980.

_____
Notary Public

My Commission Expires:

1/22/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 1980.

_____
Deputy Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
APR 17 3 46 PM '80
IDENTIF. REFERENCE
F. 85507.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5591 PAGE 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	Co.	16,000,000.00		
			41600.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK41615.50-	
			4084A04/17/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.85507.1

IDENTIF. REFERENCE

APR 17 3 46 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 752969