This instrument prepared by:
Thomas C. Scott
26th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5686 PAGE 137

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calmark Tennessee Realty Company	First & Mid-South Mortgage Company	148
Post Office Box 2128	(NAME)	
2121 Cloverfield Boulevard	315 Union Street	8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Santa Monica, California 90406	Nashville, Tennessee 37201	
(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 consideration paid by Calmark Tennessee Realty Company, receipt of which is hereby acknowledged,

RUSH

IDENTIF. REFERENCE

Dec 4 11 58 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G 20249

I, Thomas C. Scott, Trustee *have bargained and sold, and by these presents do transfer and convey unto the said* Calmark Tennessee Realty Company *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, formerly the Fifth Civil District of Davidson County, Tennessee, being Lot 1, Landmark Apartments of record in Book 5200, Page 117.

BEGINNING at a concrete monument on the easterly margin of Wallace Road and the northeasterly corner of Haywood Acres, Section 3, as of record in Book 2900, Page 81, Register's Office for Davidson County, Tennessee; thence with said margin of Wallace Road, North 41° 05' East, a distance of 151.60 feet to an iron pin; thence with a 759.95 foot radius curve to the left, a distance of 303.15 feet to an iron stake; thence South 87° 44' East, a distance of 426.1 feet to an iron pin on the southerly margin of Linbar Drive; thence in an easterly direction with a 389.69 foot radius curve to the left, a distance of 118.27 feet to an iron pin; thence with a line that is common to the herein described property and property of Dominion House Apartments, South 2° 46' West, a distance of 279.90 feet to an iron pin; thence South 2° 55' West, a distance of 660.80 feet to a concrete monument at the southerly end of said common line; thence North 67° 53' West, a distance of 189.50 feet to a concrete monument; thence North 48° 52' West, a distance of 755.00 feet to the point of beginning and containing 10.96 acres.

Being property conveyed to Willie K. Davis, Trustee, by deed from James E. Kirby and wife, Mary Lucille Kirby, as of record in Book 4686, Page 380 and by deed from U. Grant Browning and G. T. Scott, Trustees, as of record in Book 4808, Page 293; and by deeds from Mary Beth Wamp, Book 5150, Page 826, from Sara P. Alexander et al, Book 5150, Page 828, from Joan L. Neff, Book 5150, Page 831 and from Barbara T. Davis, Book 5150, Page 833, all in the Register's Office for Davidson County, Tennessee, the said Willie K. Davis, Trustee, having distributed all interest in said real estate by quitclaim deeds to Ervin M. Entrekin, Willie K. Davis, and John C. Neff, recorded in Book 5686 Page 108, Book 5686, Page 110, and Book 5686, Page 112, respectively, and said Ervin M. Entrekin, Willie K. Davis, John C. Neff, and wives having conveyed all interest in said real estate to Thomas C. Scott, Trustee, by quitclaim deeds recorded in Book 5686, Page 114, Book

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 700,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1980

My commission expires: July 21, 1981

(Affix Seal)

Notary Public

5686, Page 116, and Book 5686, Page 118, respectively, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Deed of Trust executed by Willie K. Davis, Trustee, to Franklin G. Clark, Trustee, of record in Book 5150, Page 839, said Register's Office, to secure The Penn Mutual Life Insurance Company, a note dated May 24, 1977, for the sum of $1,700,000.00, payable according to the terms and conditions therein.

2. Financing Statement filed under the Uniform Commercial Code by Willie K. Davis, Trustee, to Penn Mutual Life Insurance Company, in the Office of the Register of Davidson County, Tennessee, in Book 5150, Page 854.

3. Assignment of Rents, dated May 24, 1977, of record in Book 5150, Page 850, said Register's Office.

4. Deed of Trust executed by Thomas C. Scott, Trustee to Ervin M. Entrekin, Trustee, of record in Book 5686, Page 120, Register's Office for Davidson County, Tennessee, securing a note payable to Willie K. Davis, Trustee, in the amount of $3,250,000.00 (includes No. 1 above), said note being dated December 1, 1980.

5. Recorded Plan shows an Owner's Certificate, a 20 foot minimum building setback line from Wallace Road, an Overhang Easement located in the most northeasterly corner of lot, a 5 foot easement for right-of-way along the entire westerly line of lot, a 5 x 40 foot anchor easement lcoated 45 feet from the northwesterly corner of said lot, a 15 foot drainage easement along an existing natural drain running from the southwesterly corner of lot in a general northeasterly direction to a point in the northerly line of lot, a 35 foot easement for ingress and egress located 10 feet north of the southerly line along the easterly margin of Wallace Road. NOTE: ingress and egress to Lot 1 at this point only.

6. Easement for flow of a creek across the land in question.

7. Declaration of Reciprocal Easements of record in Book 5686, Page 100, said Register's Office.

8. Assignment of Leases from Thomas C. Scott, Trustee to Willie K. Davis, Trustee, of record in Book 5686, Page 129, said Register's Office.

9. Financing Statement filed under the Uniform Commercial Code by Thomas C. Scott, Trustee to Willie K. Davis, Trustee, Book 5686, Page 135, said Register's Office.

unimproved ( )
This is improved ( ) 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 Calmark Tennessee Realty Company ..... its ..... *heirs and assigns, forever.*

And ..... *do covenant with the said* Calmark Tennessee Realty Company ..... *that* he 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 above.

And Thomas C. Scott, Trustee, does ..... *do further covenant and bind* his ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Calmark Tennessee Realty Company ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my ..... *hand* ..... *this* 15th ..... *day of* December ....., 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas C. Scott, Trustee

Thomas C. Scott, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for said County and State, the within named Thomas C. Scott, Trustee

.....

.....

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1980.

Juanita V. Thomason, Notary Public.

Commission Expires July 21, 1984

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5686 PAGE 140

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	3,700,000.00		

9620.00 CO TX
.50 PRFEE
9.00 WDE.D
CHECK 9629.50-
B122A12/04/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20249

IDENTIF. REFERENCE

Dec 4 11 58 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 795465