1883

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 18th day of January, 19 82, by and between

AJP, Ltd., a Tennessee Limited Partnership party of the first part, and

Linen Systems for Hospitals, Inc., a New York Corporation 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 considerations, 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 Davidson County of State of Tennessee:

SEE EXHIBIT "A" FOR A DESCRIPTION OF PROPERTY CONVEYED HEREIN.

BOOK 5846 PAGE 484

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, his heirs, successors and assigns in fee simple forever. except as described on Exhibit "A" herein.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

AJP, LTD.

By: _____
Minor Perkins, General Partner

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Minor W. Perkins, who, upon his oath, acknowledged himself to be the General Partner of AJP, Ltd., a Tennessee limited partnership and that he, as such partner, being authorized so to do and to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that ....he.... executed the same for the purposes therein contained, by himself as such General Partner.

WITNESS my hand and Notarial Seal at office this 18th day of January 19 82

My commission expires March 26, 1983 _____ Notary Public

(FOR RECORDING DATA ONLY)

Property address 4771 Andrew Jackson Parkway, Nashville, TN

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Director of Property Management
ARA Services, Inc.
Independence Square West
6th and Walnut St., Philadelphia, Penn 19106

This instrument prepared by:
Roy Keathley, Attorney
20th Floor, First Tenn. Bldg.
Memphis, TN

State tax	$ 728.00
Register's fee	.50
Recording fee	$6.00
Total	734.50

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 280,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ Affiant

Subscribed and sworn to before me this 19 day of January, 19 82

_____ Notary Public

Commission expires 4-27-85

T.G. #

Return to: Roy Keathley

Mid-South Title Insurance Corporation

Form 85 Revised 4/10/79

P. O. BOX 432, MEMPHIS, TENN.

All of that certain parcel of real estate having a postal address of 4771 Andrew Jackson Parkway, County of Davidson, State of Tennessee, identified as Parcel 78 on Property Map 64, being part of a tract of land recorded in Book 4101, Page 72 of the Register's Office for said County and being more particularly described as follows:

Lot No. 1 on the Plan of Jackson Square Subdivision as of record in Book 5190, Page 404, Register's Office, Davidson County, Tennessee.

Beginning at an iron pin located in the eastern ROW margin of Andrew Jackson Parkway, said pin being 201.5+ feet south of the southwest corner of the Fox Run Condominium's property recorded in Book 5171, Page 197, R.O.D.C., Tennessee. Thence continuing with the eastern ROW margin of Andrew Jackson Parkway S1°00'05" East 190.06 feet to an iron pin; thence South 83°50'38"East 211.05 feet to an iron pin; thence No. °44'25" West 190.49 feet to an iron pin; then North 83° 50'38" West 211.91 feet to the point of beginning, said tract containing 0.918 acres more or less, being the same property conveyed to AJP, Ltd, a Tennessee Limited Partnership by quit claim deed from Educare Child Care Center, Inc. of record in Book 5631, page 928 in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 20 foot minimum building set back line from Andrew Jackson Parkway

2. 10 foot easement for public utilities and drainage purposes along the rear line of lot

3. a 2.5 x 25 foot utility anchor easement located in both front corners of said lot.

4. 20 foot sewer easement along the westerly line of said lot.

5. 8 inch sewer easement located within the 20 foot sewer easement along westerly line of said lot.

All of the above are shown on the Plan of record in Book 5190, page 404 in the Register's Office, Davidson County, Tennessee.

6. Memorandum of Lease, dated July 25, 1980, by and between AJP, Ltd., a Tennessee limited partnership havings its principal office at 2575 Regents Walk, Germantown, Tennessee 38138, and Educare Chile Care Benter, Inc., A Tennessee Corporation havings its principal office at 3035 Directors Row Suite 320, Memphis, Tennessee 38131, filed in Book 5637, Page 8, Register' Office for Davidson County, Tennessee.

7. 1982 Property taxes.

G 7 7 8 9 5

IDENTIF. REFERENCE

JAN 29 11 49 AM '82

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5846 PAGE 486

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
			260000.00- CO	
			728.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	734.50-
0303A01/29/82			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G778955

IDENTIF. REFERENCE

JAN 29 11 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864929