OFFICIAL RECEIPT

MAP 92-15
PARCEL - 45

WARRANTY DEED

BOOK 5880 PAGE 751

WITNESSETH:

WHEREAS, PARKVIEW TOWERS, INC., a Tennessee corporation, is the legal owner in fee simple, of record, of the tract or parcel of land in the City of Nashville, Davidson County, Tennessee, described below;

WHEREAS, the beneficial title to said land is vested in PARKVIEW TOWERS, INC., a Tennessee corporation, as to an undivided fifty percent (50%) interest therein and thereof; in LAURENCE A. GROSSMAN and DOROTHY R. GROSSMAN, husband and wife, as to an undivided twenty-five percent (25%) interest therein and thereof; and in GILBERT LEE COHEN and PATTI M. COHEN, husband and wife, as to an undivided twenty-five percent (25%) interest therein and thereof; and

WHEREAS, said legal and beneficial owners desire to convey said land as hereinafter set forth.

NOW THEREFORE: For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, PARKVIEW TOWERS, INC., a Tennessee corporation; LAURENCE A. GROSSMAN and DOROTHY R. GROSSMAN, husband and wife; and GILBERT LEE COHEN and PATTI M. COHEN, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NASHVILLE PARKVIEW PARTNERS, A LIMITED PARTNERSHIP, which has been duly formed and is existing

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This instrument was prepared by Dorsey & Whitney, Attorneys, 2200 First Bank Place East, Minneapolis, Minnesota 55402

New Owner's Address:	NASHVILLE PARKVIEW PARTNERS, A LIMITED PARTNERSHIP 1820 Dain Tower Minneapolis, Minnesota 55402
Address to Which Tax Statements Should be Sent:	NASHVILLE PARKVIEW PARTNERS, A LIMITED PARTNERSHIP 1820 Dain Tower Minneapolis, Minnesota 55402

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OFFICIAL RECEIPT

BOOK 5880 PAGE 752

under the laws of the State of Minnesota, herein called the Grantee, its successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, Tennessee, described on Exhibit A attached hereto and hereby made a part hereof. (This is improved property, known as 210 25th Avenue North, Nashville, Tennessee 37203.)

TO HAVE AND TO HOLD the said tract or parcel of land, with all buildings and improvements thereon, and with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and we do covenant with the said Grantee that we are 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 on Exhibit B attached hereto and hereby made a part hereof; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except as set forth on Exhibit B hereto. (Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.)

Witness our hands as of the 4th day of May, 1982.

PARKVIEW TOWERS, INC.

By _____
Its President

Laurence A. Grossman

Dorothy R. Grossman

Gilbert Lee Cohen

Patti M. Cohen

RUSH

G 8 9 7 3 6

IDENTIF. REFERENCE

MAY 5 9 27 AM '82

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ruth A. Greenier, a Notary Public within and for the State and County aforesaid, personally appeared Henry Sender, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Parkview Towers, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Henry Sender as such President.

Witness my hand and official seal at Nashville Tennessee on this 23rd day of April, 1982.

My Commission Expires: 4-21-85 Ruth A. Greenier
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth A. Greenier, a Notary Public in and for said County and State, the within named Laurence A. Grossman and Dorothy R. Grossman, husband and wife, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 23rd day of April, 1982.

My Commission Expires: 4-21-85 Ruth A. Greenier
Notary Public

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before me, Howard Londa, a Notary Public in and for said County and State, the within named Gilbert Lee Cohen and Patti M. Cohen, husband and wife, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New York New York, this 29th day of April, 1982.

My Commission Expires: _____ Howard Londa
Notary Public

HOWARD LONDA
NOTARY PUBLIC
Qualified in [illegible] County
Certificate filed in N.Y.
Commission expires March 30, 1984

OFFICIAL RECEIPT

BOOK 5880 PAGE 754

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $8,400,000.00.

Pres. - Parkview Towers Inc

Subscribed and sworn to before me this 4th day of May, 1982.

Mary W. Robertson
Notary Public

My Commission Expires: 10-20-1985

OFFICIAL RECEIPT

EXHIBIT A

Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 as shown on the Parkview Towers Subdivision, of record in Book 4715, Page 92, Register's Office for Davidson County, Tennessee, located between 25th Avenue, North, and Reidhurst Avenue at Alley No. 924-1/2 and being more particularly described as follows:

Beginning at a point on the westerly margin of Reidhurst Avenue, said point being 120.0 ft. south of the southerly margin of Brandau Place;

Thence, in a southerly direction with said margin of Reidhurst Avenue, S 32° 00' E, 265.13 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 23.58 ft. to a point in the northerly margin of Alley No. 924-1/2, said curve having a radius of 15.00 ft. and a central angle of 90° 04';

Thence, in a westerly direction with said northerly margin of Alley No. 924-1/2, S 58° 04' W, 241.96 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 31.44 ft. to a point in the easterly margin of 25th Avenue, North, said curve having a radius of 20.00 ft. and a central angle of 90° 04';

Thence, in a northerly direction with said easterly margin of 25th Avenue, North, N 31° 52' W, 98.00 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 31.39 ft. to a point in the southerly margin of an alley, said curve having a radius of 20.00 ft. and a central angle of 89° 56';

Thence, in an easterly direction with said southerly margin, N 58° 04' E, 89.18 ft. to a point, the beginning of a curve to the right;

Thence, with said curve 17.68 ft. to a point, said curve having a radius of 25.00 ft. and a central angle of 40° 32';

Thence, with a curve to the left 56.98 ft. to a point in the easterly margin of Alley No. 923, said curve having a radius of 25.00 ft. and a central angle of 130° 36';

Thence, in a northerly direction with said easterly margin N 32° 00' W, 129.12 ft. to a point, said point being 120.00 ft. south of the southerly margin of Brandau Place;

Thence, in an easterly direction N 58° 04' E, 110.00 ft. to the westerly margin of Reidhurst Avenue, the point of beginning;

Containing 1.22 acres, more or less.

Being the property conveyed to Parkview Towers, Inc., by deed from William H. Robin, Trustee, et al., of record in Book 4808, page 399, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

EXHIBIT B BOOK 5880 PAGE 756

1. Real estate taxes for 1982, which are a lien but are not yet due and payable.

2. Deed of Trust executed by Parkview Towers, Inc. to George E. Mudter, Jr., Trustee, dated June 29, 1978, filed July 12, 1978, and recorded in Book 5310, page 200, Register's Office for Davidson County, Tennessee, in favor of The Mutual Benefit Life Insurance Company, which secured an original principal amount of $3,250,000.00; as assigned to Third National Bank in Nashville by an instrument of record in Book 5310, page 226, Register's Office for Davidson County, Tennessee; as reassigned to The Mutual Benefit Life Insurance Company by an instrument of record in Book 5344, page 113, Register's Office for Davidson County, Tennessee.

3. Assignment of Leases executed by Parkview Towers, Inc. to The Mutual Benefit Life Insurance Company, dated June 29, 1978, filed July 12, 1978, and recorded in Book 5310, page 218, Register's Office for Davidson County, Tennessee.

4. UCC-1 Financing Statement executed by Parkview Towers, Inc. to The Mutual Benefit Life Insurance Company, filed July 12, 1978, and recorded in Book 5310, page 223, Register's Office for Davidson County, Tennessee.

5. Easements with respect to the construction and maintenance of existing or future utilities, together with requirements for obtaining approval of construction, within that portion of Alley No. 923 which was closed by Metropolitan County Council Bill No. 73-746, as provided in said Bill.

6. Matters shown on the plat of Parkview Towers, of record in Plan Book 4715, page 92, Register's Office for Davidson County, Tennessee.

7. Easement for parking, ingress and egress granted by Parkview Towers, Inc., of record in Book 5310, page 194, Register's Office for Davidson County, Tennessee.

8. Rights of tenants in possession under unrecorded leases, as tenants only.

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

RECEIVED OF _____

FOR BOOK 5880 PAGE 757

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

$4,400,000.00 CO.

21840.00 CO TX
.50 PRFEE
16.00 WDEED
CHECK 21858.50-
5197A05/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.B. 97 36

IDENTIF. REFERENCE

MAY 5 9 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879205