This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

New Owner:	Send Tax Bill:	Map-Parcel No.:
CARROLL/LNDC #1 Suite 390 44 Vantage Way Nashville, TN 37728	Same	Map No. 96-13 Parcel No. 187

BOOK 6007 PAGE 314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-four Thousand Eight and 34/100 Dollars ($374,008.34) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Malco, Inc., as GRANTOR herein, has bargained and sold and by these presents transfers and conveys to Carroll/LNDC #1, a joint venture composed of Point Place Associates, a Tennessee general partnership, and Lincoln National Development Corporation, an Indiana corporation, as GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee and being Lot No. 1 on the plan of Point Place Business Park, of record at Book 5200, Page 481, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Beginning at an existing iron pin on the easterly right-of-way line of Donelson Pike, as widened, at the southwesterly corner of Lot No. 1, Hailey Tract Subdivision as of record in Book 4350, Page 157, Register's Office of Davidson County, Tennessee and being the northwesterly corner of the herein described tract; thence,
>
> 1. With the southerly line of Lot No. 1, Hailey Tract, S 84° 10' 30" E, passing an existing iron pin at 349.00 feet (the southeasterly corner of the Hailey Tract), a total of 540.68 feet to an iron pin set; thence,
>
> 2. S 5° 49' 30" W 581.65 feet to an iron pin set at the northeasterly corner of Parcel (188) on Tax Map 96-13 and being owned by Frank K. Bellar as of record in Deed Book 5658, Page 557, Register's

Office of Davidson County, Tennessee; thence,

3. With the northerly line of Bellar and with the north line of Lot No. 1, Donelson Square as of record in Book 4955, Page 80, Register's Office of Davidson County, Tennessee N 85° 30' 38" W 300.00 feet to an iron pin set at the northwesterly corner of Lot No. 1, Donelson Square and being in the easterly line of George P. Morris Property as of record in Deed Book 4962, Page 402, Register's Office of Davidson County, Tennessee; thence,

4. With the easterly line of Morris, N 4° 29' 22" E 9.11 feet to an iron pin set, Morris' northeasterly corner; thence,

5. With the north line of Morris, N 85° 30' 38" W 75.00 feet to an iron pin set at the northwesterly corner of Morris and being in the easterly line of Tenneco Site No. 1 as of record in Book 4350, Page 111, Register's Office of Davidson County, Tennessee; thence,

6. With the easterly line of Tenneco Site No. 1, N 4° 29' 22" E 10.00 feet to an iron pin set at the northerly corner of Tenneco Site No. 1; thence,

7. With the northerly line of Tenneco Site No. 1, N 84° 44' 47" W 3.90 feet to an iron pin set at the southeasterly corner of Lot No. 2, Donelson Square as of record in Book 4955, Page 80, Register's Office of Davidson County, Tennessee; thence,

Office of Davidson County, Tennessee; thence,

8. With the easterly line of Lot No. 2, Donelson Square, N 00° 45' 56" E 106.55 feet to an iron pin set at the northeasterly corner of Lot No. 2, Donelson Square; thence,

9. With the northerly line of Lot No. 2, N 85° 50' 45" W 20.00 feet to the southeasterly corner of Loretta Lynn's Western Stores, Inc. as of record in Deed Book 4380, Page 273, Register's Office of Davidson County, Tennessee; thence,

10. With the easterly line of Loretta Lynn's Western Stores, Inc., N 5° 45' 32" E 64.51 feet to an iron pin set at the southeasterly corner of a tract of land conveyed to Loretta Lynn's Western Stores, Inc. by deed recorded in Book 5085, Page 70, Register's Office of Davidson County, Tennessee; thence,

11. With the easterly line of said tract, N 7° 55' 06" E 30.00 feet to an iron pin set; thence,

12. With the northerly line of Loretta Lynn's Western Stores, Inc., N 82° 44' 42" W 200.00 feet to an iron pin set on the easterly right-of-way line of Donelson Pike, as widened; thence,

13. With the easterly right-of-way of Donelson Pike, as widened, with a curve to the right (radius 1,392.40') northerly a distance of 343.23 feet to an iron pin set at the end of said curve. Said curve having a chord bearing and distance of N 15° 35' 50.5" E 342.363 feet; thence,

14. Continuing with the easterly right-of-way line of Donelson Pike, N 22° 39' 33" E 30.19 feet to the

point of beginning and containing 299,824 square feet or 6.883 acres.

Being part of the same property conveyed to Malco, Inc. by deed from C. E. Hooper, Peggy K. Hooper, Frank Bellar and Ruth Bellar of record in Book 5262, Page 523, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 1 on the Plan of Point Place Business Park of record in Book 5200, Page 481, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever. The GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those easements and exceptions shown on the Plan of Subdivision of record in Book 5200, Page 481, easements and restrictions of record in Book 5998, Page 424, sewer and drainage easement of record in Book 5078, Page 386, water line easement of record in Book 1760, Page 419, and restrictive covenants of record in Book 4343, Page 982, all recorded in the Register's Office for Davidson County, Tennessee, and 1983 taxes which are a lien, but not yet due and payable. The GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand of the GRANTOR's duly authorized officer this 11th day of February, 1983.

MALCO, INC.

By: Paul E. Miller
Paul E. Miller, President

ATTEST:

David S. Zinn
David S. Zinn
Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6007 PAGE 317

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Paul E. Miller and David S. Zinn with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Assistant Secretary of Malco, Inc., the within named bargainor, a corporation, and that they as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Paul E. Miller as such President and attesting the same by the said David S. Zinn as such Assistant Secretary.

WITNESS my hand and official seal at office, this 11th day of February, 1983.

Anita Appleton
Notary Public

My Commission Expires: 10-19-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $374,008.34. This is equal to or greater than the property would bring at a fair and voluntary sale.

RUSH

Affiant

Sworn to and subscribed to before me this the 15th day of February, 1983.

Nancy Hart Diehl
Notary Public

My commission expires April 2C, 1986.

H 3 1 2 7 7

IDENTIF. REFERENCE

FEB 15 4 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7453 02/15-964.90- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6007 PAGE 318

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
			374008.34-	CO
			972.40	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	984.90-
		7453A02/15/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3: 1: 2 7. 7.

IDENTIF. REFERENCE

FEB 15 4 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929607