This Instrument Prepared By:

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

BOOK 6007 PAGE 424

New Owner:	Send Tax Bill:	Map-Parcel No.:
CARROLL/LNDC #2 Suite 390 44 Vantage Way Nashville, TN 37728	Same	Map No. 96-13 Parcel No. 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-four Thousand Nine Hundred Twenty-five and 70/100 Dollars ($74,925.70) 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 #2, 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. 2 on the plan of Point Place Business Park, of record at Book 5200, Page 481, Register's Office of Davidson County, Tennessee and being more particularly described as follows:
>
> Beginning at an existing iron pin at the southeasterly corner of Lot No. 1, Hailey Tract Subdivision as of record in Book 4350, Page 157, Register's Office of Davidson County, Tennessee. Said pin also being a common corner of Lots 1 and 2 of Point Place Business Park and also being S 84° 10' 30" E 349.00 feet from an existing iron pin on the easterly right-of-way, as widened, of Donelson Pike as measured along the common line of Lot No. 1, Hailey Tract and Lot No. 2, Point Place Business Park; thence,
>
> 1. With the easterly line of Lot No. 1, Hailey Tract, N 22° 37' 40" E 200.12 feet to an existing iron pin in the southerly line of Perry Heights Church of Christ as of record in Deed Book 3166,

Page 399, Register's Office of Davidson County, Tennessee; thence,

2. With the southerly line of Perry Heights Church of Christ, S 85° 02' 44" E 367.75 feet to an existing iron pin in the westerly line of Twin Lawn Subdivision as of record in Book 2331, Page 9, Register's Office of Davidson County, Tennessee; thence,

3. With the westerly line of Twin Lawn Subdivision S 1° 36' 08" W 206.25 feet to an existing concrete monument on the southerly right-of-way of Twin Lawn Drive; thence,

4. Continuing with the westerly line of Twin Lawn Subdivision, S 1° 17' 18" W 149.67 feet to a 24-inch hickory stump, a common corner of Twin Lawn Subdivision, Book 2331, Page 9, and Twin Lawn, Section Two as of record in Book 2854, Page 44, Register's Office of Davidson County, Tennessee; thence,

5. With the westerly line of Twin Lawn, Section Two, S 1° 11' 55" W 227.33 feet to an existing concrete monument on the south right-of-way of Lyncrest Drive; thence,

6. Continuing with the westerly line of Twin Lawn, Section Two, S 1° 20' 09" W 191.36 feet to an existing concrete monument at the northeasterly corner of Tract No. 2 of Frank K. Bellar Property as of record in Deed Book 5658, Page 557, Register's Office of Davidson County, Tennessee; thence,

7. With the northerly line of Bellar, N 85° 35' 45" W 152.50 feet to an iron pin set; thence,

8. With the westerly line of Tract No. 2 of Bellar, S 00° 18' 41" W 200.00 feet to an iron pin set on the north right-of-way line of Allen Road (Elm Hill Pike); thence,

9. With the north right-of-way line of Allen Road, N 85° 30' 38" W 156.36 feet to an iron pin set at the southeasterly corner of Tract No. 1 of Frank K. Bellar as of record in Deed Book 5658, Page 557, Register's Office of Davidson County, Tennessee; thence,

10. With the easterly line of Tract No. 1 of Bellar, N 4° 29' 22" E 200.00 feet to an iron pin set at a common corner of Lots 1 and 2, Point Place Business Park and the northeasterly corner of Tract No. 1, Bellar Property; thence,

11. With the common line between Lots 1 and 2, Point Place Business Park, N 5° 49' 30" E 581.65 feet to an iron pin set; thence,

12. N 84° 10' 30" W 191.68 feet to the point of beginning and containing 265,300 square feet or 6.091 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 2 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, 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, President

ATTEST:

David S. Zinn
Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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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: 10-19-1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $74,925.70. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas Smith
Affiant

RUSH

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

Nancy Hart Wright
Notary Public

My commission expires April 20, 1986.

H3 1286

IDENTIF. REFERENCE

FEB 15 4 24 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

74925.70- CO
194.74 CO TX
.50 PRFEE
12.00 WDEED
CHECK 207.24-
7465A02/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 2 8 6.

IDENTIF. REFERENCE

FEB 15 4 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929619