OFFICIAL RECEIPT

BOOK 6192 PAGE 779

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Vanderbilt Square, Ltd. c/o Hugh C. Howser, Jr. Court Square Building 300 James Robertson Pkwy. Nashville, TN 37201	Same	Map 104-4 Parcel 21
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grand Properties, a joint venture composed of George N. Spiva, Vianda Hale Hill, and A & B Properties, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Vanderbilt Square, Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $816,750.00.

Affiant

Subscribed and sworn to before me this 12th day of Dec 1983.

Notary Public
My Commission Expires: 10-19-86

RUSH

IDENTIF. REFERENCE

DEC 13 8 42 AM '83

12/13 2135.92- CHECK

H 9 1 6 4 6

9050

2. Deed of Trust of record in Book 5816, page 684, as re-recorded in Book 5817, page 490, said Register's Office, as assigned by instruments of record in Book 5817, page 537, and Book 5958, page 818, said Register's Office.

3. Collateral Assignment of Rents and Leases of record in Book 5817, page 517, said Register's Office, as assigned by instruments of record in Book 5817, page 537, and Book 5958, page 818, said Register's Office.

4. Financing Statement of record in Book 5817, page 547, as assigned in Book 5958, page 816, said Register's Office.

5. Financing Statement of record in Book 5817, page 551, as assigned in Book 5958, page 817, said Register's Office.

This is improved property, known as 400 21st Avenue, South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

OFFICIAL RECEIPT

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of December, 1983, as of November 30, 1983.

GRAND PROPERTIES, a joint venture

By: Robert P. Thomas
Robert P. Thomas,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 1983, before me, Darlene T. Marsh, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grand Properties, a joint venture, and acknowledged that he executed the same as the free act and deed of the said Grand Properties.

WITNESS my hand and seal at Nashville, Tennessee, this 12th day of December, 1983.

Darlene T. Marsh
Notary Public

My Commission Expires: 12-19-86

DARLENE T. MARSH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II

BOOK 6192 PAGE 782

EXHIBIT "A"

That certain real estate situated in Davidson County, Tennessee, described as follows:

Lying in the City of Nashville, and being known as lots 1 & 2 on the plan of the C. A. R. Thompson Subdivision, as of record in Book 161, page 83, of the Register's Office for Davidson County, Tennessee. Said lots begin at the southeast corner of Grand Avenue, and 21st Avenue South, formerly the Hillsboro Road; runs thence eastwardly 165 feet to an alley; thence southwardly with said alley 99 feet 4 inches to a point; thence westwardly and parallel with Grand Avenue 165 feet to said 21st Avenue South, and thence northwardly with said 21st Avenue South 99 feet 4 inches to the beginning.

Being the same property conveyed to Grand Properties, a joint venture, by deed from Exxon Corporation, dated November 5, 1981, and of record in Book 5816, page 679, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6192 PAGE 783

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

816750.00- CAMT.
2123.42 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2135.92-
9050A12/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 6 4 6

IDENTIF. REFERENCE

DEC 13 8 12 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 999671