OFFICIAL RECEIPT

BOOK 6195 PAGE 963

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
2303 Hillsboro Joint Venture c/o Freeman Webb Company, Trustee 2200 Hillsboro Rd., Ste. 403 Nashville, Tennessee 37212	SAME	Map 104-15 Parcel 239
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 NINE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($905,000.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Earl Swensson Associates, Inc., (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said 2303 Hillsboro Joint Venture (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.

2. Easement agreement in favor of property owned by Joel H. Moseley, et ux for the location of an air conditioner and picket fence of record in Book 5154, page 259, Register's Office for said county.

3. Easement for sewer line of record at Book 2958, page 569, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $905,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 1983.

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF DELAWARE

Notary Public
My Commission Expires: 10-19-86

12/16 2362.50- CHECK

210

4. Easement for sanitary sewers and/or storm drainage of record in Book 4779, page 850, Register's Office for Davidson County, Tennessee.

This is improved real property, known as 2303 21st Avenue, South (sometimes the "Earl Swensson Office Building").

TO HAVE AND TO HOLD the said tract or parcel of land, 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 land 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 assigns, 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EARL SWENSSON ASSOCIATES, INC.

By: Joe Crumpacker, Vice Pres
Joe Crumpacker
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marcelle S. McDaniel, Notary Public of the State and County aforesaid, personally appeared Joe Crumpacker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of Earl Swensson Associates, Inc., the within named bargainor, a corporation, and that he as such Vice-Presid. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of December, 1983.

Marcelle S. McDaniel
Notary Public

My Commission Expires: 1-19-86

MARCELLE S. McDANIEL NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being a part of the easterly part of a lot marked "1 to 4" on the map of Linden Place, as of record in Book 547,, pages 121 and 122, Register's Office for said County, and described according to a copy of a survey thereof made July 10, 1969, by Parrish Ragan, Inc., as follows:

BEGINNING at a point in the west margin of Hillsboro Road, 88 feet north of the north margin of Sunset Place; thence with the margin of said Hillsboro Road, north 20 degs. 27' east 112.25 feet to an iron pin; thence north 85 deg. 45' west 193 feet to an old axel corner; thence south 2 deg. 14' 30" west 91.8 feet to a point, which is 108 feet north of the north margin of Sunset Place, and being the northwest corner of the property presently owned by J.M. Grissim as of record in Book 4552, page 352, Register's Office for said County; thence along the north line of said property, south 80 deg. 00' east 159.15 feet to the point of beginning, together with an easement 5 feet wide running from the southwest corner of the lot hereinabove conveyed to the north margin of Sunset Place, along the said property presently owned by J.M. Grissim which said sewer line easement is established by instrument of record in Book 2958, page 569, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Earl Swensson Associates, Inc., a Tennessee corporation by deed from First Southeastern Corporation, a Delaware corporation of record in Book 4720, page 229, Register's Office for Davidson County, Tennessee.

H92580

IDENTIF. REFERENCE

DEC 16 3 28 PM '83

FILED AND RECORDED REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6195 PAGE 966

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

905000.00- CAMT.
2353.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2362.50-
0210A12/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 92580

T.
IDENTIF. REFERENCE

DEC 16 3 20 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 797