B04 35

BOOK 6239 PAGE 653

This instrument prepared by:
O'Callaghan, Saunders & Stumm
Suite 330
6201 Powers Ferry Road
Atlanta, Georgia 30339

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL NOS.:
Jacques-Miller Realty Partners L.P. II 211 Seventh Avenue North Nashville, TN 37219	Same	Map 163 Parcel 207 and 208

TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SUTTON PLACE ASSOCIATES, LTD., a Georgia limited partnership (hereinafter called "Grantor") has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto JACQUES-MILLER REALTY PARTNERS L.P. II, a Delaware limited partnership (hereinafter called "Grantee"), its successors and assigns, certain Real Estate in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

FOR PRIOR TITLE REFERENCE SEE: Deed, recorded Book 5144, page 106, Register's Office, Davidson County, Tennessee.

The conveyance of the Property is made expressly subject to the exceptions set forth in Exhibit "B" attached hereto and incorporated herein by reference and the rights of tenants in possession under occupancy lease.

TO HAVE AND TO HOLD the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this the 24th day of February, 1984.

SUTTON PLACE ASSOCIATES, LTD.
A Georgia Limited Partnership

By: First Equities Associates
A Georgia General Partnership

By: _____
General Partner

IDENTIF. REFERENCE
FEB 29 2 54 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

105732

02/29 29912.50-CHECK

6411

STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)

On this 24th day of February, 1984, before me appeared, Joseph N. Harman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of First Equities Associates, which partnership is the General Partner of Sutton Place Associates, Ltd., a limited partnership and that said instrument was signed and sealed on behalf of said partnerships, by authority of the Partnership Agreements, and said Joseph N. Harman acknowledged said instrument to be his free act and deed and the free act and deed of said partnerships.

WITNESS my hand and seal, at office in Atlanta, Georgia, this 24th day of February, 1984.

JUDITH H. FOBAS NOTARY PUBLIC GEORGIA, STATE AT LARGE

Judith H. Fobas
Notary Public Notary Public, Georgia, State at Large
My Commission Expires July 19, 1986

The Actual Consideration or Value, whichever is greater, for this Transfer is $11,500,000.00.

Joseph N. Harman
Affiant

Subscribed and sworn to before me, this 24th day of February, 1984.

JUDITH H. FOBAS NOTARY PUBLIC GEORGIA, STATE AT LARGE

Judith H. Fobas
Notary Public

My Commission Expires: July 19, 1986

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being Phase One (6 & 7) on the Plan of Bellwood as of record in Book 4469, page 41, Register's Office for said County, and described in three tracts according to a survey by Turner Engineering Company, Inc., dated June 19, 1974, revised June 4, 1979, as follows:

TRACT 1:
Beginning at a point in the west margin of Cane Ridge Road, said point being located at the southern terminus of a curve at the southwest corner of the intersection of said Cane Ridge Road and proposed Canewood Drive; thence with said west margin of Cane Ridge Road the following calls; south 0 deg. 26' east 201.4 feet to an iron pin; thence with a curve having a radius of 623.4 feet in a southeasterly direction a distance of 477.47 feet to an iron pin; thence south 44 deg. 19' east 112.0 feet to an iron pin; thence with a curve having a radius of 593.20 feet in a southwesterly direction a distance of 231.22 feet to an iron pin; thence south 24 deg. 28' 30" east 230.20 feet to an iron pin; thence leaving said west margin of Cane Ridge Road south 68 deg. 15' 37" west a distance of 787.48 feet to an iron pin; thence north 10 deg. 30' 36" west a distance of 525.94 feet to an iron pin; thence north 86 deg. 07' 20" west a distance of 369.23 feet to an iron pin; thence north 71 deg. 35' 49" west a distance of 188.43 feet to an iron pin; thence north 20 deg. 38' east a distance of 430.00 feet to an iron pin; thence north 34 deg. 54' west a distance of 125.00 feet to an iron pin; thence north 5 deg. 16' east a distance of 125.00 feet to a point in the south margin of proposed Canewood Drive, the northwest corner of the herein described tract, and on the easterly margin of the Ben A. Shelton property; thence with the south margin of proposed Canewood Drive south 84 deg. 44' east a distance of 659.06 feet to an iron pin; thence with a 1803.6 foot radius curve to the left a distance of 179.42 feet to an iron pin located at the beginning of a curve at the intersection of proposed Canewood Drive and Cane Ridge Road; thence around said curve having a radius of 25.00 feet in southeasterly direction a distance of 39.27 feet to the point of beginning.

TRACT 2:
Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northwest corner of Phase One (6) on said Plan; thence north 45 deg. 41' east 313.00 feet to an iron pin; thence south 86 deg. 38' 30" east 228.58 feet to a spike; thence south 21 deg. 37' 15" east 126.82 feet to a point in the west margin of Old Cane Ridge Road, as shown on said survey; thence with said west margin of Old Cane Ridge Road the following calls: with a curve having a radius of 690.97 feet in a southeasterly direction a distance of 186.43 feet to a point; thence south 21 deg. 37' 15" east 730.18 feet to a point; thence with a curve having a radius of 339.79 feet in a southwesterly direction a distance of 310.53 feet to an iron pin at the beginning of a curve located at the intersection of Old Cane Ridge Road and Cane Ridge Road; thence around said curve having a radius of 25.00 feet in a southwesterly direction a distance of 39.27 feet to an iron pin in the east margin of Cane Ridge Road; thence with said east margin of Cane Ridge Road the following calls: north 59 deg. 15' 30" west 84.7 feet to an iron pin; thence with a curve having a radius of 414.70 feet in a northwesterly direction a distance of 269.79 feet to an iron pin; thence north 21 deg. 59' west 158.0 feet to an iron pin; thence north 19 deg. 29' 37" west 230.2 feet to a PK nail; thence with a curve having a radius of 673.20 feet in a northwesterly direction a distance of 262.42 feet to an iron pin; thence north 44 deg. 19' west 74.5 feet to the point of beginning.

TRACT 3:
Beginning at an iron pin in the north margin of Cane Ridge Road, said iron pin being located at the eastern terminus of a curve located at the southeast corner of the intersection of Cane Ridge Road and Old Cane Ridge Road; thence with said curve having a radius of 25.00 feet in a northeasterly direction a distance of 37.54 feet to an iron pin located in the east margin of Old Cane Ridge Road; thence with said east margin of Old Cane Ridge Road and with a curve having a radius of 389.79 feet in a northwesterly direction a distance of 182.73 feet to a point; thence leaving said east margin of Old Cane Ridge Road south 9 deg. 47' 15" east 61.26 feet to a spike; thence south 14 deg. 03' 30" east 131.60 feet to a spike; thence south 20 deg. 56' 30" east 126.87 feet to a PK nail; thence south 45 deg. 08' 30" west 15.75 feet to a PK nail in the north margin of Cane Ridge Road; thence with said north margin of Cane Ridge Road and with a curve having a radius of 697.00 feet in a northwesterly direction a distance of 166.19 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for 1984.

2. Easement granted Columbia Transmission Company by Right-of-Way Agreement from William R. Chasteen, Executor of the Estate of William Washington Carper, deceased, of record in Book 3763, Page 4, Register's Office for Davidson County, Tennessee. (This easement applies to the most southerly 95 feet of premises, as shown on survey made by Turner Engineering Co., Inc., dated February 16, 1971, revised June 4, 1979.)

3. Fifty-foot building setback lines, utility easements and conditions of owner's certificate, as shown on plan of record in Book 4460, Page 41, Register's Office for Davidson County, Tennessee.

4. Easement for Cane Ridge Road and Old Cane Ridge Road, the location of which is shown on revised survey made by Turner Engineering Company, Inc., dated June 4, 1979.

5. Rights of the public in and to that portion of the subject premises dedicated and used as a public road as shown on the survey dated June 19, 1974, and prepared by Turner Engineering Company, Inc., revised June 4, 1979.

6. Deed of Trust executed by Sutton Place Associates, Ltd., a Georgia limited partnership, to John J. Poehlmann, Trustee, dated June 22, 1979, filed June 27, 1979, and recorded in Book 5456, Page 695, Register's Office for Davidson County, Tennessee, to secure to First Wisconsin National Bank of Milwaukee the payment of a note for $5,137,500, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein, as amended by the First Amendment to Promissory Note and Deed of Trust dated February 29, 1984 and recorded in Book 6239, Page 647, Register's Office for Davidson County, Tennessee.

7. Assignment of Rents of record in Book 5456, Page 706, Register's Office for Davidson County, Tennessee.

8. Financing Statement of record in Book 5456, Page 710, Register's Office for Davidson County, Tennessee.

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

CO 11,500,000.00

29500.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK(29512.50-
6411A02/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

105732

IDENTIF. REFERENCE

FEB 29 2 54 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 16518