Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
3310 West End Avenue Associates 3310 West End Avenue Nashville, Tennessee 37203	SAME	104-6 26 104-6 15
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James B. McKee, Charles W. Geny and G. E. Thornton, as tenants in common (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said 3310 West End Avenue Associates (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. Grantee shall assume and be responsible for the payment of such taxes.

2. Deed of Trust executed by 3310 West End Avenue Associates, a Tennessee general partnership composed of Batey M. Gresham, Jr., Fleming W. Smith, Jr. and Gresham & Smith, a Tennessee general partnership, and James B. McKee, Charles W. Geny and G. E. Thornton to Joseph N. Barker, Trustee, dated April 30, 1980 recorded May 1, 1980 of record in Book 5597, page 405 Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $6,100,000.00 payable to Third

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Charles W. Geny
Affiant

Subscribed and sworn to before me this 23rd day of July, 1984.

Cynthia B. Altrecht
Notary Public
My Commission Expires: 5/13/88

07/23/1984 0318.50- CHECK

3986

National Bank. Said Deed of Trust was assigned to The Travelers Insurance Company by Assignment and Modification of Deed of Trust, of record in Book 5804, page 231, Register's Office for Davidson County, Tennessee.

3. Subordination, Non-Disturbance and Attornment Agreement dated April 30, 1980 by and among 3310 West End Avenue Associates, and The Travelers Insurance Company of record in Book 5597, page 446, Register's Office for Davidson County, Tennessee.

4. Assignment of Rents and Leases, dated April 30, 1980, filed in Book 5597, page 454, Register's Office for Davidson County, Tennessee.

Said Assignment was assigned to The Travelers Insurance Company by Assignment of Rents and Leases, of record in Book 5804, page 242, Register's Office for Davidson County, Tennessee.

5. UCC-1 Financing Statement filed in Book 5597, page 462, Register's Office for Davidson County, Tennessee, shows as Debtor: 3310 West End Avenue Associates, and as Secured Party: Third National Bank in Nashville, filed May 1, 1980.

Said UCC-1 Financing Statement was assigned to The Travelers Insurance Company by UCC-3 Assignment of Financing Statement, of record in Book 5804, page 257, Register's Office for Davidson County, Tennessee, bearing file No. C52908 and filed in the Secretary of State's Office for the State of Tennessee, bearing file No. 005899.

6. Memorandum of Lease dated April 30, 1980, by and between 3310 West End Avenue Associates, a Tennessee general partnership, and Alexander & Alexander, Inc., a Maryland Corporation, of record in Book 5597, page 438, Register's Office for Davidson County, Tennessee.

Subordination, Non-Disturbance and Attornment Agreement of the above described Lease to the deed of trust of record in Book 5597, page 405, filed for record in Book 5597, page 446, Register's Office for said County.

Subordination of Lease of record in Book 5597, page 444, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease dated April 30, 1980, by and between 3310 West End Avenue Associates, a Tennessee general partnership, and Gresham & Smith, a Tennessee general partnership, of record in Book 5597, page 441, Register's Office for Davidson County, Tennessee.

Subordination of Lease of record in Book 5600, page 667, Register's Office for Davidson County, Tennessee.

8. Right of First Refusal granted to The Travelers Insurance Company by 3310 West End Avenue Associates, dated September 14, 1981, of record in Book 5804, pages 247-256, Register's Office for Davidson County, Tennessee.

9. The survey of the premises made by Michael V. Holmes & Associates, dated June 16, 1981, revised August 26, 1981, shows a 20 foot minimum building setback line from Fairmont Drive; an 11 foot minimum building setback line along the easterly line, and a 5 foot minimum building setback line

along the westerly line of the asphalt parking and driveway area; a 30 foot minimum building setback line along the westerly line; a 10 foot minimum building setback line along the northerly, easterly and southerly lines of the building site; and a 15 foot utility easement along the westerly portion of the building site and shows the air conditioner and concrete wall with concrete ramp encroaches the 15 foot utility easement along the westerly line.

10. Grant of Electric Utility Easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 5786, page 205, Register's Office for Davidson County, Tennessee.

11. Memorandum of Lease by and between James B. McKee, Charles W. Geny and G. E. Thornton, as Lessor, and 3310 West End Avenue Associates, a general partnership, as Lessee, of record in Book 5597, page 397, Register's Office for Davidson County, Tennessee.

12. Restrictive Covenants in Book 164, page 256, Register's Office for Davidson County, Tennessee.

13. Restrictive Covenants in Book 371, page 125, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3310 West End Avenue, Nashville, Tennessee 37203.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, 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.

This conveyance shall not effect a merger of the Leasehold title of 3310 West End Avenue Associates and will not affect any sublease of the premises.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of July, 1984.

James B. McKee

Charles W. Geny

G. E. Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia B. Albrecht, a Notary Public in and for said County and State, the within named James B. McKee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1984.

Cynthia B. Albrecht
Notary Public
My Commission Expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia B. Albrecht, a Notary Public in and for said County and State, the within named Charles W. Geny, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1984.

Cynthia B. Albrecht
Notary Public
My Commission Expires: 4-20-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5343 PAGE 828

Personally appeared before me, Cynthia B. Albrecht, a Notary Public in and for said County and State, the within named G. E. THORNTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1984.

Cynthia B. Albrecht
Notary Public

My Commission Expires: 4-19-86

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

I 38095

IDENTIF. REFERENCE

JUL 23 12 47 PM '84

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

LAND in Davidson County, Tennessee, being all of Lot No. 2, the southwesterly part of Lot No. 1 and part of Lot No. 8, on the Map of West End Park, as of record in Book 161, page 47, Register's Office for said County, described as follows:

Beginning on the westerly margin of Park Drive (a private road), 100.80 feet west of the westerly margin of Acklen Park Drive; thence South 29 deg. 29' 00" West 302.00 feet to a P. K. nail in asphalt driveway; thence North 53 deg. 15' 00" West 242.05 feet to an iron pin by others; thence North 36 deg. 45' 00" east 20 feet to an iron pin by others; thence North 53 deg. 15' 00" West 262.65 feet to an iron pipe by others in the southerly margin of Fairmont Dr., thence with the southerly margin of said drive, North 63 deg. 57' 32" East 90 feet to crossmark on concrete curb by others; thence leaving said Fairmont Drive, south 53 deg. 15' 00" East 221.52 feet to an iron pin placed; thence North 36 deg. 45' 00" East 199.63 feet to an iron pin placed; thence South 53 deg. 15' 00" East 203.84 feet to the point of beginning, containing 1.978 acres, more or less, according to a survey by Michael V. Holmes & Associates, Inc., dated December 19, 1979, revised March 24, 1980.

BEING the same property conveyed to James B. McKee, Charles W. Geny, and G. E. Thornton, by deed from James B. McKee, Charles W. Geny and G. E. Thornton, a Joint Venture, of record in Book 5597, page 393, Register's Office of Davidson County,Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6343 PAGE 830

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		2,500,000.00 Conv.		

6500.00 CSTAX
.50 PRFEE
16.00 WDEED
CHECK 6513.50-
5986A07/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 0 9 5

IDENTIF. REFERENCE

JUL 23 12 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0054975