3046

W.W.E

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,760,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1984

Notary Public

MY COMMISSION EXPIRES: 7/21/85

(AFFIX SEAL)

BOOK 6344 PAGE 967

THIS INSTRUMENT WAS PREPARED BY
Mark H. Westlake, TUNE, ENTREKIN & WHITE, 26th Fl., First American Ctr., Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUNBELT PROPERTY GROUP, INC. (NAME)	SAME (NAME)	02DA-00430
10th Fl., 8 West 40th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	120; 49
New York, N.Y. 10018 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack K. Byrd and Hortense Medlin Co-Executors of the Estate of James M. Medlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sunbelt Property Group, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See the Attached Exhibit A

I 3843 4

IDENTIF. REFERENCE

JUL 24 2 59 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand _____ this 24th day of June, 19 84

Jack K. Byrd, Co-Executor

Hortense Medlin, Co-Executrix

07/24 3240.00-BEEX

5439

STATE OF TENNESSEE
Davidson County

BOOK 6344 PAGE 968

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mark H. Westlake, a Notary Public within and for the State and County aforesaid, personally appeared Jack K. Byrd and Hortense Medlin, co-executors of the Estate of James M. Medlin with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the co-executors of the Estate of James M. Medlin the within named bargainor, an Estate, and that (they) as such co-executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Jack K. Byrd and Hortense Medlin as such co-executors.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16 day of July, 19 84

My commission expires Jan. 20, 1985

Mark H. Westlake
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
Estate of James M. Medlin, Jack K. Byrd and Hortense Medlin, Co-executors

TO
Sunbelt Property Group, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

BOOK 6344 PAGE 969

Being a tract of land in Davidson County, Tennessee, and described as Tract No. I on the survey of AA Engineers, Inc., dated March 20, 1984, Job No. 2307-84, as follows:

Beginning at a point in the westerly margin of McGavock Pike, said point being 150.00 feet southwardly from the intersection of Murfreesboro Road, and being the southeasterly corner of the Humble Oil and Refining Company, property, as conveyed to the latter by deed of record in Book 4052, page 448, Register's Office for said County; thence S 17° 25' W 278.80 feet along the westerly margin of McGavock Pike to an iron pin the point of beginning of a curve to the right having a radius of 924.93 feet and a length of 120.73 feet to an iron pin; thence N 72° 37' W 541.43 feet to an iron pin in the easterly right of way margin of the L & N Railroad spur to Avco; thence N 17° 58' E 658.23 feet with easterly margin of said railroad right of way to a point on the southerly margin of Murfreesboro Road at a controlled access fence; thence with said fence and southerly margin of Murfreesboro Road around a curve to the left of 4093.07 foot radius, a distance of 372.92 feet to a concrete monument in the southerly margin of Murfreesboro Road; thence N 28° 59' E 19.8 feet to a concrete monument said monument being on the southerly margin of Murfreesboro Road; thence with the southerly margin of Murfreesboro Road, around a curve to the left of 4073.09 foot radius, a distance of 30.8 feet to an iron pin in the southerly margin of Murfreesboro Road; thence S 17° 24' W 150.00 feet with a line to an iron pin; thence S 62° 02' E 150.00 feet to an iron pin, the point of beginning, containing 6.94 acres, more or less.

Being part of the same property conveyed to Estate of James M. Medlin, Jack K. Byrd and Hortense Medlin, Co-Executors, by quitclaim deed from Commercial Equities Corporation, of record in Book 6226, page 399, Register's Office for Davidson County, Tennessee.

This property is encumbered by:

1. Deed of Trust from Commercial Equities Corp., a Tennessee corporation to Francis P. Gunning and William H. Jenson, Trustees, dated March 28, 1974, of record in Book 4800, page 631, said Register's Office, to secure an indebtedness evidenced by a deed of trust note of even date in the original principal amount of $1,750,000.00, payable to Provident Trust Company, a Tennessee corporation, and assigned to Teachers Insurance and Annuity Association of America by instrument of record in Book 4800, page 652, said Register's Office. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby). NOTE: By Partial Subordination of Lien Agreement of record in Book 5280, page 74, said Register's Office, the lien of said deed of trust of record in Book 4800, page 631, said Register's Office, was subordinated to the lien of the deed of trust in Exception (4) below, of record in Book 5280, page 74, said Register's Office, as to a 3.48 acre tract only of the hereinafter described property. The assignment of said deed of trust of record in Book 4800, page 652, said Register's Office, states that the deed of trust was made by Seventy-Forty Corporation rather than by Commercial Equities Corp. (Applies to 5.85 acres of the hereinafter described property)

2. Assignment of Lessor's Interest in Lease(s) by Commercial Equities Corp., a Tennessee corporation to Provident Trust Company, a Tennessee corporation, dated March 28, 1974, of record in Book 4800, page 643, said Register's Office, to further secure an indebtedness in the amount of $1,750,000.00 and assigned to Teachers Insurance and Annuity Association of America, a New York corporation by instrument of record in Book 4800, page 654, said Register's Office.

3. Assignment of Leases and Rents by Commercial Equities Corp., a Tennessee corporation to Provident Trust Company, a Tennessee corporation, dated March 28, 1974, of record in Book 4800, page 648, said Register's Office, to further secure an indebtedness in the amount of $1,750,000.00, and assigned to Teachers Insurance and Annuity Association of America, a New York corporation by instrument of record in Book 4800, page 656, said Register's Office.

4. Deed of trust from Commercial Equities Corp., a Tennessee corporation to Francis P. Gunning and Martin Cleary, Trustees, dated May 2, 1978, of record in Book 5280, page 74, said Register's Office, to secure an indebtedness evidenced by a deed of trust note of even date in the original principal amount of $1,750,000.00, payable to Provident Trust Company, and assigned to Teachers Insurance and Annuity Association of America by instrument of record in Book 5280, page 96, said Register's Office. (See instruments for complete terms and conditions as well as possible rights and options of mortgagee, including rights respecting assumption of the debt secured thereby). (Applies to 5.99 acres of the herein described property)

5. Assignment of Leases and Rents by Commercial Equities Corp., a Tennessee corporation, to Provident Trust Company, a Tennessee corporation, dated May 2, 1978, of record in Book 5280, page 86, said Register's Office, to further secure an indebtedness in the amount of $1,750,000.00, and assigned to Teachers Insurance and Annuity Association of America, a New Yrok corporation, by instrument of record in Book 5280, page 90, said Register's Office.

6. Restrictive covenants as contained in a deed of record in Book 2796, page 616, said Register's Office, and restrictive covenants of record in Book 3218, page 155, and amended in Book 4052, page 444, said Register's Office.

7. Easement as set forth in the deed of trust of record in Book 5280, page 74, said Register's Office. (Affects a 3.48 acre tract of the herein described property.

8. Lack of direct access to Interchange leading from Murfreesboro Road onto Briley Parkway, such right of access having been vested in the State of Tennessee, by decree of the Third Circuit Court. Said order is of record in Book 3909, page 902, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6344 PAGE 971

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
	CO	$ 7,780,000.00		
			20228.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	20240.50-
			6439A07/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 4 3 4

IDENTIF. REFERENCE

JUL 24 2 59 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0055417