BOOK 6347 PAGE 688

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hillsboro Corner, Ltd. 400 21st Avenue, South Nashville, Tennessee 37203	SAME	Map 131-2 Parcels 32,34, and 203
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 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, George N. Spiva, Trustee with full power to sell, mortgage, transfer and encumber without the joinder of any beneficiary (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Hillsboro Corner, 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.

2. All matters shown on the plan of record in Book 5060, page 123, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,084,000.00

Affiant, David Mills

Subscribed and sworn to before me this 27th day of July, 1984.

Notary Public
My Commission Expires: 10/4/86

3. Deed of Trust to Milton W. Smith, Jr., Trustee, of record in Book 6272, page 686, said Register's Office.

4. Deed of Trust to John B. Hardcastle, Trustee, of record in Book 6272, page 700, said Register's Office.

5. Collateral Assignment of Rents and Leases to Nashville City Bank and Trust Co. of record in Book 6272, page 716, said Register's Office.

6. UCC-1 financing statements in favor of Nashville City Bank and Trust Co., of record in Book 6272, pages 727, 730, 732 and 734, said Register's Office.

This is unimproved property, known as 4121 Hillsboro Road, 2102 Hobbs Road, and 4110 Hillsboro Circle, Nashville, Tennessee 37215.

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 himself, his 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of July, 1984.

George N. Spiva, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named George N. Spiva, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 27th day of July, 1984.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/19/86

EXHIBIT "A"

Being Lots Nos. 1, 2 and 3 on the Plan of the Resubdivision of E. H. Webb, Jr. Subdivision of record in Book 5060, page 123, Register's Office for said County, and more particularly described according to the survey of A. A. Engineers, Inc., dated January 19, 1984, as follows:

Beginning at an iron pin located on the back or east margin of the concrete walk along the east margin of Hillsboro Circle, also being the southwest corner of the W. O. Green property; thence leaving said margin of said concrete walk and with the south margin of the W. O. Green property, South 86° 58' East 154.50 feet to an iron pin; thence South 12° 33' West 31.93 feet to an iron pin; thence South 70° 41' East 151.50 feet to an iron pin located on the back or west margin of the concrete walk along the westerly margin of Hillsboro Road, also being the southeast corner of the W. O. Green property; thence with said margin of said concrete walk, South 37° 54' West 90.00 feet to a point in said concrete walk; thence with the northerly margin of the concrete walk along the northerly margin of Hobbs Road, North 86° 35' West 234.64 feet to a point; thence with said margin around a curve to the right with a radius of 24.51 feet, a distance of 41.54 feet to a point on the back or east margin of the concrete walk along the east margin of Hillsboro Circle; thence with said margin of said concrete walk, North 10° 32' East 119.60 feet to the point of beginning.

Being the same property conveyed to George N. Spiva, Trustee, by deed from Emmett H. Webb, Jr. and wife, Ann Thomas Webb, of record in Book 6272, page 682, Register's Office for Davidson County, Tennessee.

I 3 9 2 8 0

IDENTIF. REFERENCE

JUL 27 3 50 PM '84

REGISTER
DAVIDSON COUNTY, TN

7574 07/27 0430.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6347 PAGE 692

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

Cv. 2.084.000.00

5418.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 5430.90-
7574A07/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39280

IDENTIF. REFERENCE

JUL 27 9 50 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0056514