2708 08/17

I 4 3 6 2 1

IDENTIF. REFERENCE

AUG 17 8 40 AM '84

DAVIDSON COUNTY, TN

RUSH

DP2:GSTBK00477 8-13-84
This Instrument Prepared By:
BASS, BERRY & SIMS (GST)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED WITH OPTION RESERVED

BOOK 6361 PAGE 685

Address New Owner(s):	Send Tax Bill To:	Map-Parcel
The Atrium Property Owner's Association 3401 West End Avenue Suite 204 Nashville, TN 37203	Same.	95-15 (42) 95-10 (122), (123), (124), (125), (126) and (127)

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MILLER KIMBROUGH, JR., TRUSTEE with full power to mortgage, sell and convey (herein referred to, collectively if more than one, as "GRANTOR") has bargained and sold, and by these presents does, subject to the options set forth below, transfer and convey unto THE ATRIUM PROPERTY OWNERS' ASSOCIATION, a Tennessee not-for-profit corporation (herein referred to, collectively if more than one, as "GRANTEE"), its successors and assigns, those certain tracts of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property located at the intersection of Briley Parkway and Elm Hill Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its successors and assigns, subject to the options set forth below, forever.

AND GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for encumbrances of record.

AND GRANTOR does further covenant and bind itself and its successors and representatives to warrant and forever defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

GRANTOR does hereby reserve an unconditional option to purchase each tract of said land (except for Lot 4, for which an option is reserved with respect to that portion of Lot 4 set forth in Exhibit B attached hereto and incorporated herein by reference, subject to a proper subdivision of Lot 4 at Grantor's expense) described in Exhibit A for the sum of one dollar ($1.00) each. GRANTOR may from time to time exercise any or all of the options reserved hereby by giving written notice to GRANTEE; provided, however, that with respect to each tract, GRANTOR must exercise its option on or before June 1, 1986. Upon timely exercise of an option, GRANTEE shall promptly convey to GRANTOR, by special warranty deed, the tract(s) in which GRANTOR exercised its option.

When used herein, the singular shall include the plural, and vice versa, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, GRANTOR has executed this instrument this 16th day of August, 1984.

GRANTOR:

By: _____, Trustee
Miller Kimbrough, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $10,000. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 16th day of August, 1984.

_____
Notary Public

My commission expires:

1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Miller Kimbrough, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 1984.

G. Scott Thomas
Notary Public



My Commission Expires:

1-14-87

EXHIBIT A

LEGAL DESCRIPTION
LOT 4

Land in Davidson County, Tennessee and being Lot No. 4 on the plan of ATRIUM WAY, PHASE ONE of record in Plat Book 6250, page 84, R.O.D.C.,Tn., and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated December 6, 1982 and known as Job No. 82-016 as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the Southwest corner of this Lot and also being the Southeast corner of the Holiday Inn Property; thence with the said Holiday Inn property N18°22'08"W 64.00' to a point; thence N82°07'08"W 181.00' to a point; thence N13°32'52"E 84.88' to a point; thence N66°38'08"W 13.24' to a point; thence N50°08'08"W 76.00' to a point; thence S87°18'52"W 96.00' to a point; thence N78°07'08"W 55.00' to a point; thence leaving the said Holiday Inn Property and with the line of Lot No. 3 of the said Subdivision N21°19' 32"E 90.33' to a point on the saoutherly margin of Atrium Way; thence with the margin of the said Atrium Way and a curve to the left having a radius of 292.00' and a long chord of 158.04' said chord having a bearing of S66°14'34"E a distance along the curve of 160.03' to a point; thence S81°56'36"E 149.69' to a point; thence with a curve to the right having a radius of 106.00' and a long chord of 127.57' said chord having a bearing of S44°56'52"E a distance along the curve of 136.89' to a point; thence S02°02'52"W 5.00' to a point; thence S07°57'08"E 109.53' to a point; thence with a curve to the right having a radius of 25.00' and a long chord of 35.36', said chord having a bearing of S37°02'52"W a distance along the curve of 39.27' to a point on the northerly margin of Elm Hill Pike; thence with the northerly margin of the said Pike S82°02'52"W 5.00' to the point of beginning, containing 44,726 square feet (1.027 Acres) more or less.

MAP 95-15 PARCEL 42

RECORDER'S MEMO:
Legibility of writing, typing or printing unsatisfactory in this document when received.

LEGAL DESCRIPTION
RESERVED PARCEL B

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument at the Southernmost corner of Cloverdale Subdivision, Section 2, of record in Plat Book 2153, page 58, R.O.D.C., TN.; thence leaving said subdivision S38°09'17"W 5.94' to an iron pin in the Northerly margin of Atrium Way; thence with said margin the following calls: thence with a curve to the right, having a radius of 232.00', and a long chord of 5.28', said chord having a bearing of N51°11'51"W, a distance along the curve of 5.28' to a concrete monument; thence N50°32'32"W 764.60' to a point; thence with a curve to the right, having a radius of 230.00', and a long chord of 103.73', said chord having a bearing of N37°30'37"W, a distance along the curve of 104.63' to a point; thence N24°28'42"W 71.73" to a point; thence leaving Atrium Way N70° 52'36"E 6.02' to a point in the Southwesterly line of said Cloverdale Subdivision, thence with said line the following calls: S24°28'42"E 123.00' to an iron pin; thence S50°32'32"E 821.60' to the point of beginning, containing 0.126 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

LEGAL DESCRIPTION

RESERVED PARCEL C

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Atrium Way where it intersects the Westerly boundary of Cloverdale Subdivision, Section 2, of record in Plat Book 2133, page 58, R.O.D.C., TN; thence with the Westerly boundary of said subdivision S24°28'42"E 359.70' to a point; thence leaving the Westerly boundary of said Cloverdale Subdivision S70°52'37"W 6.02' to the Easterly margin of said Atrium Way; thence with said margin the following calls: N24°28'42"W 273.27' to a point, thence with a curve to the right, having a radius of 370.00' and a long chord of 66.59'; said chord having a bearing of N19°18'55"W, a distance along the curve of 66.68' to the point of beginning, containing 0.044 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

LEGAL DESCRIPTION
RESERVED PARCEL D

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the Southwesterly margin of Atrium Way at the Northwest corner of Lot 3 of the Atrium, Phase One, of record in Plat Book 5200, page 538, R.O.D.C., TN; thence leaving the margin of said road and with the Westerly line of said Lot 3 S04°09'13"W 328.35' to a point in the center of Simms Branch, being in the Northerly line of the property leased by Holiday Inns, Inc.; thence with the said leased property and with the center of said branch N84°52'11"W 160.24' to a point in the Easterly right of way of Briley Parkway; thence leaving said leased property and Simms Branch, and running with the right of way of Briley Parkway the following calls; N15°31'22"W 166.93' to a point; thence N14°49'22"W 236.50' to a point; thence N13°46'14"W 196.63' to a concrete highway marker; thence leaving the right of way of Briley Parkway N70°52'36"E 82.30' to a point in the Southwesterly margin of Atrium Way; thence with said margin to following calls: S24°28'42"E 77.35' to a point; thence with a curve to the left, having a radius of 290.00' and a long chord of 130.79', said chord having a bearing of S37°30'37"E, a distance along the curve of 131.92' to a point; thence S50°32'32"E 188.99' to the point of beginning, containing 2.562 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in the Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

LEGAL DESCRIPTION

RESERVED PARCEL E

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the Easterly margin of Briley Parkway, said point of beginning being 600.06' more or less Northwardly from the Northwesterly corner of the property leased to the Holiday Inns, Inc.; thence with the margin of Briley Parkway, with a curve to the right, having a radius of 2,765.88', and a long chord of 327.75', said long chord having a bearing of N09°19'42"W, a distance along the curve of 327.94' to a point where the margin of Briley Parkway intersects with the Westerly margin of Atrium Way; thence leaving Briley Parkway and with said margin of Atrium Way the following calls: with a curve to the left, having a radius of 430.00', and a long chord of 56.50', said chord having a bearing of S20°42'40"E a distance along the curve of 56.54' to a point; thence South 24°28'42"E 267.65' to a point; thence leaving Atrium Way S70°52'36"W 82.30' to the point of beginning, containing 0.317 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

LEGAL DESCRIPTION

RESERVED PARCEL F

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, being the Northwesterly corner of Cloverdale Subdivision of record in Plat Book 2133, page 9, R.O.D.C., TN, thence with the boundary of said Subdivision the following calls: S34°58'37" W 248.50' to a point; thence S35°27'37"W passing the Northwesterly corner of Cloverdale Subdivision, Section Two, of record in Plat Book 2133, page 58, R.O.D.C., TN at 119.88' more or less, in all a distance of 156.88' to a nail in a tree; thence leaving Section One and with Section Two of said Subdivision the following calls: S29°19'37"W 136.50', to a point; thence S28°13'01"W 349.59' to a point at the Southwesterly terminus of Wanda Drive (not built) as shown on Section Two of said subdivision; thence leaving the boundary of Cloverdale Subdivision, Section Two, and running with the Southerly margin of Wanda Drive with a curve to the left, having a radius of 476.10', and a long chord of 9.00', said chord having a bearing of S87°07'32"E, a distance along the curve of 9.00' to a point; thence leaving Wanda Drive, with a curve to the left, having a radius of 25.00' and a long chord of 10.29', said chord having a bearing of S80°27'30"W, a distance along the curve of 10.36' to a point; thence S28°13'01"W 27.02' to a point in the Easterly margin of Atrium Way; thence with the margin of Atrium Way the following calls: with a curve to the right, having a radius of 370.00' and a long chord of 158.37', said chord having a bearing of N11°09'51"E, a distance along the curve of 159.60' to a point; thence N23°31'18"E 103.50' to a point; thence with a curve to the right, having a radius of 170.00', and a long chord of 64.88' said chord having a bearing of N34°31'18"E, a distance along the curve of 65.28' to a point; thence N45°31'18"E 90.00' to a point; thence with a curve to the left, having a radius of 430.00', and a long chord of 74.96', said chord having a bearing of N40°31'18" E, a distance along the curve of 75.05' to a point; thence N35°31'18"E 190.00' to a point; thence with a curve to the left, having a radius of 2,430.00' and a long chord of 263.99', said chord having a bearing of N32°24'28"E, a distance along the curve of 264.12' to a point; thence leaving the margin of Atrium Way S19°37'47"E 17.90' to the point of beginning, containing 0.441

LEGAL DESCRIPTION cont'd

RESERVED PARCEL F

acres more or less.

Being the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

LEGAL DESCRIPTION

RESERVED PARCEL G

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point at the intersection of the Westerly margin of Atrium Way and the Northerly margin of a T.V.A. transmission line easement; thence with the margin of Atrium Way the following calls: S45°31'18"W 7.71' to a point; thence with a curve to the left having a radius of 230.00', and a long chord of 87.77, said chord having a bearing of S34°31'18"W, a distance along the curve of 88.31' to a point; thence S23°31'18"W 103.50' to a point; thence with a curve of the left having a radius of 430.00', and a long chord of 107.99', said chord having a bearing of S16°18'30"W, a distance along the curve of 108.27' to a point in the Easterly margin of Briley Parkway; thence leaving the margin of Atrium Way and with said margin of Briley Parkway with a curve to the right having a radius of 2,765.88', and a long chord of 299.02', said chord having a bearing of N01°10'52"E, a distance along the curve of 299.16' to a point; thence leaving said margin of Briley Parkway S79°21'13"E 122.83' to the point of beginning, containing 0.343 acres more or less.

Being the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

EXHIBIT B

LEGAL DESCRIPTION
LOT 4 LESS RESERVED PARCEL A

Land in Davidson County, Tennessee, being part of Lot 4 of the Revision of Lots 1, 2, and 4 of the Atrium, Phase One of record in Plat Book 6250, page 94, R.O.D.C., TN., and being more particularly described as follows:

Beginning at a concrete monument in the Southwesterly margin of Atrium Way at the Northwesterly corner of this tract; thence with the margin of Atrium Way the following calls: thence with a curve to the left, having a radius of 292.00', and a long chord of 158.04', said chord having a bearing of S66°14'34"E, a distance along the curve of 160.03' to a concrete monument; thence S81°56'36"E 149.69' to a concrete monumnet; thence with a curve to the right, having a radius of 106.00', and a long chord of 127.57', said chord having a bearing S44°56'52"E, a distance along the curve of 136.89' to a concrete monument; thence S82°02'52"W 5.00' to a concrete monument; thence S 07°57'08"E 83.37' to a point; thence leaving the margin of Atrium Way N82°07'08"W, passing the Northeasterly corner of the property leased by Holiday Inns, Inc. at 43.21', in all a distance of 224.21' to an iron pin; thence with the line of said leased property the following calls: N13°32'52"E 84.88' to a point in the center of Simms Branch; thence with center of said branch the following calls: N66°38'08"W 13.24'; thence N50°08'08"W 76.00'; thence S87°18'52"W 96.00'; thence N78°07'08"W 55.00' to a point; thence leaving said leased property and leaving the creek N21°19'32"E 90.33', to the point of beginning, containing 0.984 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6361 PAGE 697

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
36.00 WDEED
CHECK 62.50-
2908A08/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 6 2 1

IDENTIF. REFERENCE

AUG 17 8 40 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0061665