THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

RUSH

FILED
MAY 21 10 45 AM '84
REGISTER'S OFFICE

146065

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Point Place II, Ltd. c/o Carroll & Associates, Inc. 565 Marriott Drive Nashville, TN 37210	same	Part of 96-13-195

FOR AND IN CONSIDERATION of the sum of Ninety-Four Thousand Seventy-Six & 66/100 Dollars ($ 94,076.66), and other good and valuable consideration, the receipt of which is hereby acknowledged, Carroll/LNDC #2, a Joint Venture, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Point Place II, Ltd., a Tennessee limited partnership, hereinafter, referred to as the Grantee, and to the said Grantee's successors, and assigns, certain real estate in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

This is unimproved property located on Donelson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1. Taxes for 1984, a lien, not yet due and payble. Map & Parcel Nos. 96-13-195, Field Bk No. 3DZ59917.

2. Plan of Subdivision of record in Book 5200, page 481, said Register's Office, shows an Owner's Certificate, a fifteen foot minimum setback line along the western boundary line abutting

Parcel 166, Map 96-13; a sixty foot minimum setback line along the northern and eastern boundary lines and along the western boundary line abutting Parcel 188, Map 96-13, a fifteen foot minimum setback line from Allen Road; a ten foot public utilities and drainage easement along the northern and eastern boundary lines; and access to Allen Road restricted to one point.

3. Restrictive Covenants contained in an instrument of record in Book 4343, page 982, said Register's Office.

4. Water line easement of record in Book 1760, page 419, said Register's Office.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Witness our hands this 18 day of JULY, 1984.

CARROLL/LNDC #2, A JOINT VENTURE

By: Lincoln National Development Corporation, Joint Venturer

By: _____
William R. Bower
Title: President

By: Point Place Associates, a Tennessee general partnership, Joint Venturer

By: John W. Eakin
General Partner

STATE OF Indiana)

COUNTY OF Allen)

Before me, Carol Ann Johnston, a Notary Public of the State and County aforesaid, personally appeared William R. Bower, with whom I am personally acquainted or proved to me on satisfactory evidence, and who, upon oath, acknowledged him self to be President of Lincoln National Development Corporation, a corporation and a joint venturer in Carroll/LNDC #2, a Joint Venture, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Carroll/LNDC #2, a Joint Venture, by Lincoln National Development Corporation by him self as President.

Witness my hand and seal, at office in Fort Wayne Indiana, this 18th day of July, 1984.

Carol Ann Johnston
Notary Public

CAROL A. JOHNSTON
Notary Public
Resident of Allen County, Indiana
My Commission Expires May 15, 1988

My Commission Expires:

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Patricia L. Stone, a Notary Public of the State and County aforesaid, personally appeared John W. Eakin, with whom I am personally acquainted or proved to me on satisfactory evidence, and who, upon oath, acknowledged himself to be a general partner of Point Place Associates, a Tennessee general partnership and a joint venturer in Carroll/LNDC #2, a Joint Venture, and that he as such joint venturer executed the foregoing instrument for the purposes therein contained by signing the name of Carroll/LNDC #2, a Joint Venture, by Point Place Associates, by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 13 day of August, 1984.

Patricia L. Stone
Notary Public

My Commission Expires:

7-21-85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6369 PAGE 219

The actual consideration or value whichever is greater, for this transfer is $ 94,076.66 .

John W. Eakin
Affiant

Subscribed and sworn to before me, this the 23 day of August, 1984.

Patricia L. Stone
Notary Public

My Commission Expires:
7-21-85

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee and being Lot No. 2 on the plan of Point Place Business Park, of record in Book 5200, page 481, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin at the southeasterly corner of Lot No. 1, Hailey Tract Subdivision as of record in Book 4350, page 157, Register's Office of Davidson County, Tennessee. Said pin also being a common corner of Lots 1 and 2 of Point Place Business Park and also being S 84° 10' 30" E 349.00 feet from an existing iron pin on the easterly right-of-way, as widened, of Donelson Pike as measured along the common line of Lot No. 1, Hailey Tract and Lot No. 2, Point Place Business Park; thence,

1. With the easterly line of Lot No. 1, Hailey Tract, N 22° 37' 40" E 200.12 feet to an existing iron pin in the southerly line of Perry Heights Church of Christ as of record in Deed Book 3166, page 399, Register's Office of Davidson County, Tennessee; thence,

2. With the southerly line of Perry Heights Church of Christ, S 85° 02' 44" E 367.75 feet to an existing iron pin in the westerly line of Twin Lawn Subdivision as of record in Book 2331, page 9, Register's Office of Davidson County, Tennessee; thence,

3. With the westerly line of Twin Lawn Subdivision S 1° 36' 08" W 206.25 feet to an existing concrete monument on the southerly right-of-way of Twin Lawn Drive; thence,

4. Continuing with the westerly line of Twin Lawn Subdivision, S 1° 17' 18" W 149.67 feet to a 24-inch hickory stump, a common corner of Twin Lawn Subdivision, Book 2331, page 9, and Twin Lawn, Section Two as of record in Book 2854, page 44, Register's Office of Davidson County, Tennessee; thence,

5. With the westerly line of Twin Lawn, Section Two, S 1° 11' 55" W 227.33 feet to an existing concrete monument on the south right-of-way of Lynerest Drive; thence,

6. Continuing with the westerly line of Twin Lawn, Section Two, S 1° 20' 09" W 191.36 feet to an existing concrete monument at the northeasterly corner of Tract No. 2 of Frank K. Bellar Property as of record in Deed Book 5658, page 557, Register's Office of Davidson County, Tennessee; thence,

7. With the northerly line of Bellar, N 85° 35' 45" W 152.50 feet to an iron pin set; thence,

8. With the westerly line of Tract No. 2 of Bellar, S 00° 18' 41" W 200.00 feet to an iron pin set on the north right-of-way line of Allen Road (Elm Hill Pike); thence,

9. With the north right-of-way line of Allen Road, N 85° 30' 38" W 156.36 feet to an iron pin set at the southeasterly corner of Tract No. 1 of Frank K. Bellar as of record in Deed Book 5658, page 557, Register's Office of Davidson County, Tennessee; thence,

10. With the easterly line of Tract No. 1 of Bellar, N 4° 29' 22" East 200.00 feet to an iron pin set at the common corner of Lots 1 and 2, Point Place Business Park and the northeasterly corner of Tract No. 1, Bellar Property; thence,

11. With the common line between Lots 1 and 2, Point Place Business Park, N 5° 49' 30" E 581.65 feet to an iron pin set; thence,

12. N 84° 10' 30" W 191.68 feet to the point of beginning and containing 265,300 square feet or 6.091 acres.

Being the same property conveyed to Carroll/LNDC #2, a Joint Venture by deed from Malco, Inc. of record in Book 6007, page 424, said Register's Office.

Together with nonexclusive easements for ingress and egress for vehicular and pedestrian traffic, an easement for walking upon and driving and parking vehicles upon, over and across all sidewalks, entrances, driveways and lanes and parking areas on Lot 1, Point Place Business Park as shown on the Plan of record in Book 5200, page 481, said Register's Office, for the purpose of drainage of surface water from the above-described property over and on Lot 1, Point Place Business Park, and for the purpose of maintaining, installing and repairing underground facilities serving the above-described property, created by the Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 5998, page 424, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6369 PAGE 222

FOR

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

94076.66- CAPT.
244.66 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 263.16-
5928A08/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 0 6 5

IDENTIF. REFERENCE

AUG 29 10 45 AM '84

DAVIDSON COUNTY, TN

No.0064592