wwe47:08/24/84

BOOK 6369 PAGE 383

FROM: Blair-21 Company, a Tennessee general partnership
TO: Nashville Kinnard's Corner Associates, a Tennessee Limited Partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Nashville Kinnard's Corner Associates
c/o Wien, Malkin & Bettex
60 East 42nd Street
New York, New York 10165

Send Tax Bills to:
SAME

Map-Parcel No.
~~24W 02755~~
101-16-53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 4,200,000.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1984.

Notary Public

My Comm. Expires: July 18 1987

SAMUEL J. BOARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

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, Blair-21 Company, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Nashville Kinnard's Corner Associates, a Tennessee limited partnership hereinafter called the GRANTEES, their 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. Metropolitan ad valorem taxes for 1984, which have been prorated and assumed by the Grantees.

2. Easement for use of an alley conveyed by deed from Phillip Kinnard, Lon F. Raby, William H. Freeman, James A. Webb, III, known as Kinnard and Associates, to the Trustees of the Ashwood Church of Christ dated February 10, 1981, of record in Book 5712, page 243, said Register's Office.

3. Easement for use of an alley conveyed by deed from Phillip Kinnard, Lon F. Raby, William H. Freeman, James A. Webb, III, known as Kinnard and Associates to the Trustees of the Ashwood Church of Christ, Thomas R. Mathis, William W. Davenport and wife, Conrad S. Cruser and Dean A. and Donald B. Crawford, dated June 3, 1981, of record in Book 5752, page 786, said Register's Office.

4. Sanitary sewers and/or storm drainage easement conveyed by deed from Blair-21 Company to Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 16, 1981, of record in Book 5842, page 386, said Register's Office.

08/24/84 11:38:50-CHECK
3979

5. Agreement of Lease by and between Blair-21 Company, a Tennessee general partnership, and PTS, Inc. and Robert D. House and Samuel H. Pearsall, individually, dated July 21, 1981, of record in Book 5863, page 288, said Register's Office, and assigned to Nashville City Bank and Trust Co. by instrument of record in Book 5864, page 362, said Register's Office.

6. Lease Agreement by and between the Ashwood Church of Christ, an unincorporated association, and Blair-21 Company, a Partnership composed of Lon F. Raby, William H. Freeman and James A. Webb, III, dated July 28, 1982, of record in Book 5917, page 664, said Register's Office.

7. The Plan of record in Book 5190, page 578, said Register's Office, shows an owner's certificate, a utility and access easement as further described in Book 5752, pages 786 and 787, said Register's Office, running north and south across the central portion of said lot, and an alley running north and south across the central portion of said lot with a note that states, "Alley closed by Council Bill No. 081-584."

8. The as built survey of John Kohl, dated June 28, 1984, shows that the overhead office spaces, the entrance ramp, the elevated parking area, and the support columns for the overhead office spaces encroach onto the fifteen foot alley (closed), utility and access easement, and the twenty foot sanitary sewer easement.

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 successors and assigns, forever, and we do covenant with the said GRANTEES that the Property is free from all encumbrances made or suffered by GRANTORS, except to the extent otherwise set forth in this Deed. We do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS. 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 our hands this 28th day of August, 1984.

Blair-21 Company, a Tennessee general partnership

BY: _____
William H. Freeman, General Partner

BY: _____
James A. Webb, General Partner

BY: _____
Lon F. Raby, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 6369 PAGE 385

Before me, Sandra J Bagwell, a Notary Public in and for the County and State aforesaid, personally appeared William H. Freeman, James A. Webb and Lon F. Raby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be general partners of Blair-21 Company, the within named bargainor, a partnership, and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said William H. Freeman, James A. Webb and Lon F. Raby as such general partners and attesting the same by the said William H. Freeman, James A. Webb and Lon F. Raby as such general partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of August, 1984.

Sandra J Bagwell
NOTARY PUBLIC

My Commission Expires: July 13, 1987

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kinnard and Mathias Subdivision, of record in Book 5190, Page 578, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Blair-21 Company, a Tennessee Partnership of Lon F. Raby, William H. Freeman, and James A. Webb, III, by deed from Philip Kinnard and wife, Cliffie S. Kinnard, of record in Book 5780, Page 826, Register's Office for Davidson County, Tennessee, and by deed from Shelia Mathias and husband, Thomas R. Mathias as of record in Book 5820, Page 727, said Register's Office.

RUSH

I 4 6 1 0 8

IDENTIFICATION REFERENCE

AUG 29 12 06 PM '91

FELIX Z. ELLISON REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6369 PAGE 387

FOR

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
		4,200,000.00 Conv.		

10920.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 10932.50-
5979A08/29/E4 RH .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:46:108

IDENTIF. REFERENCE

AUG 29 12 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0064641