PREPARED BY:
John W. Nelley, Jr. [illegible] P.C.
26th Floor, First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 6385 PAGE 439

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Enterprises, A Partnership (NAME:)	Edwin Enterprises (NAME:)	62-109
c/o William E. Crook	3323 Hadley Avenue (STREET ADDRESS)	
3323 Hadley Avenue (STREET ADDRESS OR ROUTE NUMBER)		
Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE)	Old Hickory, TN 37138 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MUSIC PARK OFFICE BUILDING, LTD., a Tennessee Limited Partnership, consisting of J. D. EATHERLY and H. A. BARTLETT, as General Partners, (Grantor)

150754

IDENTIF. REFERENCE

SEP 20 8 47 AM '84

FELIX A. WILLIAMSON, REGISTER
DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said EDWIN ENTERPRISES, a Tennessee General Partnership composed of Crook's Supermarkets, Inc., General Partners, its successors William E. Crook & Steven E. Crook as ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 3 on the Plan of Music City Villa, Section 2, as of record in Book 4715, page 90, Register's office for said County.

BEGINNING at a concrete monument placed in the southerly margin of Music City Circle, said point being located 178.41 feet in a westerly direction from the radius return of Elzie Miller Road and Music City Circle; thence leaving the southerly margin of Music City Circle S 12° 10' 29" W 236.54 feet to a point in the northerly line of the Frank and Dan Rudy Property; thence with the northerly line of the Frank and Dan Rudy Property, N 77° 49' 31" W 445.48 feet to a point in the easterly line of said property marked "For Future Development"; thence with the easterly line of said property marked "For Future Development", N 12° 10' 29" E 236.54 feet to a monument placed in the southerly margin of Music City Circle; thence with the said margin of said Circle, S 77° 49' 31" E 445.48 feet to the point of beginning, containing 2.42 acres, more or less.

Being the same property conveyed to the said MUSIC PARK OFFICE BUILDING, LTD., by deed from J. Richard Chambers, Trustee, of record in Book 5295, page 593, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,410,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 19 84

Notary Public

My commission expires: 10/15/87
(Affix Seal)

This is improved ( ) unimproved (XX) property, known as Music Park Office Building (House Number) Music City Circle (Street), Nashville (P. O. Address:), Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWIN ENTERPRISES, its successors ~~heirs~~ *and assigns, forever.*

And the Grantors *do covenant with the said* EDWIN ENTERPRISES *that* they *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for the 1979 property taxes and the Deed of Trust of record in Book 5295, Page 597, Register's Office for Davidson County, Tennessee (which the Grantors agree to remain liable for);

And the Grantor *do further covenant and bind* itself, its assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* EDWIN ENTERPRISES its successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 25th *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MUSIC PARK OFFICE BUILDING, LTD.

By: J. D. Eatherly
J. D. Eatherly

By: H. A. Bartlett
H. A. Bartlett

WARRANTY DEED

FROM

MUSIC PARK OFFICE BUILDING, LTD.

TO

EDWIN ENTERPRISES

BOOK 5385 PAGE 441

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 25, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared J. D. EATHERLY and H. A. BARTLETT, known to me to be all of the partners of MUSIC PARK OFFICE BUILDING, LTD., a Tennessee Limited Partnership, the partnership that executed the within instrument and acknowledged to me that they, as such, being authorized so to do, executed the same for and on behalf of such partnership and for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 25th day of July, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 15, 1982

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6385 PAGE 449-A

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
		1,410,000.00 Conv.		

3666.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 3678.50-
1733A09/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Sep 20 8 47 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0070221