This instrument prepared by:
J. M. Grissim
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
AFPC Metroplex Fund, Ltd. 19th Floor 1st American Center Nashville, Tenn. 37238	Same	95-13-31

BOOK 6392 PAGE 66

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PERRY DALE, JR., and J. GRANDSTAFF DALE, have bargained and sold and by these presents do transfer and convey unto the said LANDMARK CAPITAL CORPORATION, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the Third Civil District, Nashville, Davidson County, Tennessee, bounded on the northeast by Mapleleaf Drive and on the southwest by the Kroger Company, as of record in Book 4175, Page 63, Register's Office for Davidson County, more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Mapleleaf Drive, also the northwest corner of T.I.S. Co., as of record in Book 4595, Page 90, R.O.D.C.; thence south 36° 02' 55" West 56.34 feet to a concrete monument; thence south 21° 46' west 263.73 feet to a concrete monument, the centerline of a TVA transmission line easement; thence with said easement, north 70° 46' west 679.43 feet to a point in an L & N Railroad spur track; thence with said track and a curve to the right having a central angle of 19° 00', a radius of 1,803.91 feet and a distance of 598.19 feet to a point in the southerly margin of Mapleleaf Drive; thence with said Drive, south 42° 30' East 345.20 feet to a concrete monument, the beginning of a curve to the left, thence with said curve having a central angle of 11° 27' 05", a radius of 730.00 feet, and a distance of 145.90 feet to a concrete monument, the point of beginning, containing 5.97 acres, more or less.

BEING the same property conveyed to Perry Dale, Jr. and J. Grandstaff Dale, by deed from Metropolitan Industrial Park, Inc., as of record in Book 3709, Page 332, said Register's Office, re-recorded in Book 4710, Page 589.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Perry Dale

PERRY DALE, JR.

J. Grandstaff Dale

J. GRANDSTAFF DALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6392 PAGE 67

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Perry Dale, Jr. and J. Grandstaff Dale, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, in Nashville, Tennessee, this 27th day of September, 1984.

NOTARY PUBLIC

My commission expires: [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,512,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of September, 1984.

NOTARY PUBLIC

My commission expires: [illegible]

I52897

TENNESSEE REFERENCE

Sep 28 12 13 PM '84

RUSH

09/28 337.70- CHECK

4389

OFFICIAL RECEIPT

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

BOOK 6392 PAGE 68

RECEIVED OF _____

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

1,512,000.00 Cons-
3931.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 3937.70-
4389A09/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 8 9 7.

T
IDENTIF. REFERENCE

SEP 28 12 13 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0072511