This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6393 PG 29

Address New Owner(s):
Capital Resources Properties
c/o Capital Resources of
Nashville, Inc.
2404 Elliston Place
Nashville, TN 37203

Send Tax Bills to:
New Owner

Map: 95-13
Parcel: 11
Field Book: 3D2-29470

WARRANTY DEED

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, including the agreement by the hereinafter named Grantee to assume and pay the principal balance now due plus future interest on that certain promissory note in the original amount of $765,000.00, payable to Protective Life Insurance Company and secured by a deed of trust of record in Book 6163, page 181, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, ASSOCIATED WAREHOUSE PROPERTIES, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAPITAL RESOURCES PROPERTIES, a Tennessee general partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract of land located in Nashville, Davidson County, Tennessee, bounded on the southerly margin of Elm Hill Pike and the northeasterly margin of Appleton Drive and being Lot No. 1 on the resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Plat Book 5190, page 463, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated October 4, 1983, described as follows:

Beginning at a concrete monument in the southerly margin of Elm Hill Pike 450 feet, more or less, northeast from the northeasterly margin of Appleton Drive; thence, South 29° 29' East, 200.00 feet; thence, South 41° 40' 34" West 389.23 feet to a point in the northeasterly margin of Appleton Drive; thence, with the margin of Appleton Drive, North 50° 03' West 211.93 feet; thence with a curve to the right at the intersection of Appleton Drive and Elm Hill Pike having a central angle of 93° 25', a radius of 50.00 feet, 81.53 feet to a point on the southerly margin of Elm Hill Pike; thence, with Elm Hill Pike, along a curve to the right in a northeasterly direction, said curve having a central angle of 17° 09', a radius of 1,392.39 feet, 416.96 feet to the point of beginning, containing 2.37 acres, more or less.

Being the same property conveyed to Associated Warehouse Properties, a Tennessee general partnership, by deed from William H. Armstrong, Jr., of record in Book 5679, page 260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1984;

(2) Restrictive covenants contained in an instrument of record in Book 4214, page 851, as made applicable in Book 4284, page 275, Register's Office for Davidson County, Tennessee;

(3) A 50-foot minimum building setback line from Elm Hill Pike; a 30-foot minimum building setback from Appleton Drive and a 10-foot easement for public utilities and drainage along the easterly line, as shown on the Plan of record in Book 5190, page 463, Register's Office for Davidson County, Tennessee.

(4) Deed of Trust of record in Book 6163, page 181, Register's Office for Davidson County, Tennessee;

(5) Assignment and Security Agreement of record in Book 6163, page220, Register's Office for Davidson County, Tennessee;

(6) Assignment of Rents and Leases, of record in Book 6163, page 213, Register's Office for Davidson County, Tennessee;

(7) UCC-1 Financing Statement of record in Book 6163, page 233, and appearing as Instrument No. H 82218, Register's Office for Davidson County, Tennessee;

(8) UCC-1 Financing Statements appearing as Instruments Nos. 119769 and 119770, Office of the Secretary of State of Tennessee.

This is improved property known as 1901 Elm Hill Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND 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 herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 1984.

ASSOCIATED WAREHOUSE PROPERTIES,
a Tennessee General Partnership

By: _____
HENRY H. HEADDEN

By: _____
HUGH C. HOWSER, JR.

By: _____
GEORGE E. MUDTER, JR.

By: _____
R. THOMAS PATTEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Henry H. Headden, Hugh C. Howser, Jr., George E. Mudter, Jr., and R. Thomas Patten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Associated Warehouse Properties, the within named bargainor, a partnership and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

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

Cynthia A. Street
Notary Public

My Commission Expires: 4-17-88

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

J. Scott Akin
Affiant

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

Cynthia A. Street
Notary Public

My Commission Expires: 4-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECEIVED

IDENTIFICATION REFERENCE

OCT 1 9 36 AM '84

FELIX Z. MILLIGAN JR. REGISTER
DAVIDSON COUNTY, TN

I 5 3 1 1 8

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6393 PAGE 22

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
		1,150,000.00 CONV.		

2990.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2999.50-
4640A10/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 53 1: 18

IDENTIFICATION

Oct 1 9 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072750