This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 6395 PAGE 477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,608,750.00.

Affiant

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

Notary Public

My commission expires: July 27, 1988

FILED
I:540 35
IDENTIF. REFERENCE
Oct 3 2 28 PM '84
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Capitol City Associates, a North Carolina Partnership c/o Connelly, Karro, Blane & Sellers, Attorneys 1508 East Fourth Street Charlotte, North Carolina 28204	Capitol City Associates, a North Carolina Partnership c/o Connelly, Karro, Blane & Sellers, Attorneys 1508 East Fourth Street Charlotte, North Carolina 28204	Map 62 Parcel 109

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWIN ENTERPRISES, a Tennessee Partnership composed of William E. Crook, Steven E. Crook and Crook's Supermarkets, Inc. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said CAPITOL CITY ASSOCIATES, a North Carolina Partnership composed of William L. Sturman and Charles W. Connelly, Jr. (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully 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 Davidson County, Tennessee.

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, south 12 degrees 10 minutes 29 seconds west, 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, north 77 degrees 49 minutes 31 seconds west, 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", north 12 degrees 10 minutes 29 seconds east, 236.54 feet to a monument placed in the southerly margin of Music City Circle; thence, with the said margin of said Circle, south 77 degrees 49 minutes 31 seconds east, 445.48 feet to the point of beginning, containing 2.42 acres, more or less.

Being the same property conveyed to Edwin Enterprises, a Partnership, by deed from Music Park Office Building, Ltd., of record in Book 6385, Page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1984, which have been prorated between the Grantor and the Grantee and which are assumed by the Grantee.

2. Tennessee Deed of Trust executed by Music Park Office Building, Ltd. to John B. Hardcastle, Trustee, of record in Book 5295, Page 597, said Register's Office, to secure to Nashville City Bank and Trust Co., a note dated June 7, 1978, in the original principal amount of $1,400,000.00, payable according to the terms contained therein.

3. Conditional Assignment of Leases by and between Music Park Office Building, Ltd., a Tennessee limited partnership, and Nashville City Bank and Trust Co., as of record in Book 5298, Page 20, Register's Office for Davidson County, Tennessee

4. Wrap-Around Deed of Trust executed by Edwin Enterprises, a Tennessee general partnership composed of William E. Crook, Steven E. Crook and Crook's Supermarkets, Inc. to John W. Nelley, Jr., Trustee, of record in Book 6385, Page 443, said Register's Office, to secure to Music City Office Building, Ltd., a Tennessee limited partnership composed of Bartlett and Eatherly as general partners, a note dated July 25, 1979, in the original principal amount of $1,440,000.00, payable according to the terms contained therein.

This is improved property known as Music Park Office Building, Music City Circle, Nashville, Tennessee 37214.

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors 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.

WITNESS our hands, this the 28th day of September, 1984.

EDWIN ENTERPRISES, a Tennessee Partnership

BY: /S/ William E. Crook
William E. Crook

By: John W. Nelley
John W. Nelley, Jr., Attorney-in-Fact

BY: Steven E. Crook
Steven E. Crook

BY: Crook's Supermarkets, Inc.

By: Steven E. Crook
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared John W. Nelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to me known to be the person who executed the foregoing instrument in behalf of William E. Crook, the General Partner of EDWIN ENTERPRISES, a Tennessee partnership, the within named bargainor, and who acknowledged that he executed the same as the free act and deed of the said William E. Crook.

WITNESS my hand and seal this the 28th day of September, 1984.

Juanita C. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Steven E. Crook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the general partner of EDWIN ENTERPRISES, a Tennessee partnership, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of EDWIN ENTERPRISES by himself as partner.

WITNESS my hand and seal this the 28th day of September, 1984.

Juanita C. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Steven E. Crook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of Crook's Supermarkets, Inc., the general partner of EDWIN ENTERPRISES, a Tennessee partnership, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of Crook's Supermarkets, Inc., as general partner of EDWIN ENTERPRISES.

WITNESS my hand and seal this the 28th day of September, 1984.

Juanita C. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6395 PAGE 480

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
	Co.	1,608,750.00		
			4182.62 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 4192.12-	
5692A	10/03/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 5 4 0 3 5

IDENTIF. REFERENCE

Oct 3 2 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074077