THIS INSTRUMENT PREPARED BY:
Thomas Wardlaw Steele
Parkview Towers, Suite 1212
210 25th Ave. North
Nashville, Tennessee 37203

Bot 39

WARRANTY DEED

Book 6404 Page 405

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
PGA Service Corp. of Nashville, Tennessee P.O. Box 110656 Nashville, TN 37211	Same	132-04-3 Tract 1 118-12-50 Tract 2

For and in Consideration of the sum of One Million One Hundred Thousand Dollars ($1,100,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Foster and Creighton Company, a Tennessee corporation, with its principal office in Nashville, Tennessee, (the "Grantor") has bargained and sold, and by these presents does transfer and convey the following tracts of land located in Davidson County Tennessee unto PGA Service Corp. of Nashville, Tennessee, its successors or assigns (the "Grantee"):

TRACT 1: Being a tract of land located in the First Civil District, formerly the Sixth Civil District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P & K nail located in the center of Armory Avenue said point being located North 87 deg. 14' 00" West a distance of 264.15 feet from a Railroad spike located in the center of Armory Avenue said Railroad spike being the SouthEast Corner & Point of Beginning of the H. G. Hills Property as described in Deed Book 4027, page 230, Register's Office for Davidson County, Tennessee;

Thence, following the center line of Armory Avenue North 87 deg. 14' 00" West a distance of 563.60 feet to a P & K Nail in the Center of Armory Avenue;

Thence, following the H. G. Hills Co. boundary North 2 deg. 46' 00" East a distance of 420.00 feet to an Iron Pin;

Thence, South 87 deg. 14' 00" East a distance of 563.60 feet to an Iron Pin;

Thence, South 2 deg. 46' 00" West a distance of 420.00 feet to the point of beginning.

Tract contains 236,712 square feet or 5.43 acres more or less.

1016 2375.00 - CHECK

Being part of the property conveyed to Foster and Creighton Company by deed from G. F. Cole, Jr., Substitute Trustee, of record in Book 2962, page 573, Register's Office for Davidson County, Tennessee and are of the property conveyed to Foster and Creighton Company by deed from H. G. Hill Realty Company, of record in Book 4420, page 8, said Register's Office.

TRACT 2: Being a tract of land located in the First Civil District, formerly the Sixth Civil District of Metropolitan Nashville & Davidson County, Tennessee and being known as Lots No. 81, 82, and 83 of Sidco subdivision, Section 3 as recorded in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Pin located in the Southerly right of way margin of Thompson Lane said Iron Pin being located South 85 deg. 37' East a distance of 274.12 feet from the center line of Sidco Drive along said Southerly lane margin and is the North East property corner of Lot No. 80 of Sidco subdivision, Section 2 as recorded in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee;

Thence; following the aforementioned margin of Thompson Lane South 85 deg. 37' 00" East a distance of 161.56 feet to an Iron Pin;

Thence, following a curve to the right having a central angle of 88 deg. 17' 00", a radius of 50.00 feet for an arc distance of 77.04 feet to an Iron Pin located in the Westerly right of way margin of Foster Creighton Drive;

Thence; following said road margin South 2 deg. 40' 00" West a distance of 318.31 feet to an Iron Pin;

Thence; leaving said road margin and following a line between lots No. 84 & 83, North 87 deg. 20' 00" West a distance of 210.00 feet to a P & K nail;

Thence, North 2 deg. 40' 00" East a distance of 373.11 feet to the point of beginning.

Tract contains 77,195 square feet or 1.77 acres more or less.

Being the same property conveyed to Foster & Creighton Company by deeds from Suburban Industrial Development Company of record in Book 3031, page 13, Register's Office for Davidson County, Tennessee and Book 2747, page 142, said Register's Office.

This conveyance is expressly subject to the following:

AS TO TRACT 1:

1. The lien for 1984 real property taxes, which will be paid by Grantor before they become delinquent.

2. Exceptions, reservations, easements and other rights contained in deed of record in Book 2962, page 573, Register's Office for Davidson County, Tennessee. (As to Tract 1)

3. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee. (As to Tract 1)

4. Easement for right-of-way of Armory Avenue lying within boundaries of premises. (As to Tract 1)

5. The rights of Nashville Electric Service, if any, to operate and maintain a pole line approximately 27 feet north of and parallel to Armory Avenue from the east boundary to the west boundary of the above described tract, said easement, if any, does not extend more than 27 feet north of the center line of Armory Avenue. (As to Tract 1)

6. Easement for all streets, roads, water mains, sewers and telephone, telegraph Electric power lines, and systems and other public utilities in or upon premises or any part thereof, specifically includiing but in no way limited to the right-of-way for Sidco Drive and Armory Avenue, and all rights of parties reference thereto. (As to Tract 1)

7. Rights reserved with reference to uranium, thorium, and all other materials essential to production of fissionable materials as is fully set out in deed to DeWitt Carter, Trustee, of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee. (As to Tract 1)

8. Water mains and equipment appurtenant thereto, and easements therefor have been transferred to the City of Nashville, by DeWitt Carter, Trustee, by instrument dated December 30, 1953, filed January 11, 1954, and recorded in Book 2244, page 611, Register's Office for Davidson County, Tennessee. (As of Tract 1)

9. An easement for an existing 12" water main running along the eastern extremity of the property and located approximately 5 feet inside the property at the northeast corner and 20 feet inside the property at the southeast corner thereof. (As to Tract 1)

10. A 6" water main traversing the property in an east and west direction located approximately 158 feet south of and approximately parallel to the north line of the property. (As to Tract 1)

AS TO TRACT 2:

1. The lien for 1984 real property taxes, which will be paid by Grantor before they become delinquent.

2. The exception and reservation in favor of the United States of America in and to all fissionable materials as set forth in deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee, to which reference is here made. (As to Tract 2)

3. Restrictive covenants of record in Book 2708, page 87, amended in Book 2741, page 553, Book 3029, page 174, Book 3221, page 12 and Book 4233, page 714. (As to Tract 2)

4. The Plan of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, shows a 56 foot setback line from Thompson Lane, a 30 foot setback line from Foster Creighton Drive a 25 foot easement for right of way granted to the Louisville and Nashville Railroad for a lead tract along the westerly line, a 10 foot

easement for an 8 inch water line located at a maximum of 51 feet from the northerly line of the premises to a minimum of 25 feet from the northerly line of said lot. (As to Tract 2)

5. Temporary Construction Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4124, page 255, Register's Office for Davidson County, Tennessee. (As to Tract 2)

6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee. (As to Tract 2)

This is improved property, known as 652 Armory Drive (Tract 1) and 633 Thompson Lane (Tract 2).

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And 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 same, and the same is unencumbered, except as set forth above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on this 15th day of October 1984.

ATTEST: FOSTER AND CREIGHTON COMPANY

T. H. Whitworth
Secretary-Treasurer

Wilbur F. Creighton III
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wilbur F. Creighton, III and T. H. Whitworth, 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 President and Secretary-Treasurer, respectively, of Foster and Creighton Company, the within named bargainor, a corporation,

and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Wilbur F. Creighton, III as President and attesting the same by the said T. H. Whitworth as Secretary-Treasurer.

WITNESS my hand, at office in Nashville, Davidson County, Tennessee, this 15th day of October, 1984.

Notary Public

My Commission Expires:

11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 1984.

Notary Public

My Commission Expires:

11-1-87

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IDENTITY REFERENCE

OCT 15 10 49 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6404 PAGE 410

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
		1,100,000.00 Conv.		

2860.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 2875.50-
9016A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 56805

IDENTIF. REFERENCE

OCT 16 10 49 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077309