8437

This instrument prepared by:
Charles L. Cornelius, Jr., Attorney
Cornelius Collins Higgins & White
18th Floor, Third Nat'l Bank Bldg.
P. O. Box 2808
Nashville, Tennessee 37219

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Crow Arbors of Brentwood Associates c/o Ronald J. Gafford 2849 Paces Ferry Road Suite 140 Atlanta, GA 30339	Same	117-14-99 117-14-102 149-245

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6435 PAGE 281

The actual consideration or value, whichever is greater, for this transfer is $675,000.00. B. J. Wright, Individually and as Pres. of W. H. Criswell Co., Inc.

Affiant

Subscribed and sworn to before me, this 27th day of November, 1984.

Notary Public

My Commission Expires: 10-19-86

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by Crow Arbors of Brentwood Associates, a Georgia Limited Partnership, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, W. H. Criswell Co., Inc., a Tennessee corporation, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR 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 below; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Tract I is conveyed subject to the following:

1. A 50 foot minimum building setback line from the original margin of Abbott Martin Road, and a 10 foot easement for public utility purposes along the southerly rear line of said lot as set forth in the Plan of record in Book 1130, page 32, R.O.D.C., Tennessee.

2. An unrecorded lease dated October 25, 1972, between W. H. Criswell Co., Inc., and Nashville City Bank & Trust Company, for a term of 40 years commencing May 1, 1973, and continuing until May 1, 2013.

Tract II is conveyed subject to the following:

1. A 50 foot minimum building setback line from the original margin of Abbott Martin Road, and a 10 foot easement for

public utility purposes along the southerly rear line of said lot as set forth in the Plan of record in Book 1130, page 32, R.O.D.C., Tennessee.

2. An unrecorded lease dated February 21, 1983, between W. H. Criswell Co., Inc. and Shoney's, Inc. for a term of 10 years commencing April 1, 1983, and continuing until March 31, 1993.

Tract III is conveyed subject to the following:

1. A 20 foot easement for sewer purposes containing an 8" sewer line along the easterly portion and the northerly line of said lot, and a 26' Joint Access Easement running across the easterly portion of said lot as set forth in the Plan of record in Book 5200, page 30, R.O.D.C., Tennessee.

2. Cross easement executed by Bell Road Investment, Ltd., a Tennessee limited partnership, dated July 3, 1975, of record in Book 4990, page 806, and modified in Book 5073, page 350, and further modified in Book 5637, page 694, R.O.D.C., Tennessee.

3. Restriction set forth in deed from Bell Road Investment, Ltd., to W. H. Criswell Co., Inc., of record in Book 5338, page 386, R.O.D.C., Tennessee, which states, "that no such easements contained in the above-mentioned agreements or in any plats or plans of the above-described property heretofore placed of record shall give to the Grantee herein the right to park vehicles on the property conveyed to Commerce Union Bank by deed of record in Book 4996, page 992, Register's Office for Davidson County, Tennessee."

4. Agreement by and between Bell Road Investment, Ltd., a limited partnership, and W. H. Criswell Co., Inc., a Tennessee corporation, effective as of March 24, 1975, of record in Book 5264, page 294, said Register's Office, and modified in Book 5769, page 828, R.O.D.C., Tennessee.

5. Memorandum of lease by and between W. H. Criswell Co., Inc. and Pic 'N Pay Shoes of Tennessee, Inc., dated April 14, 1980, of record in Book 5610, page 112, R.O.D.C., Tennessee.

6. Agreement by and between James D. Haley, B & B Nashville Associates, a California limited partnership, W. H. Criswell Company, Inc., a Tennessee corporation, and Commerce Union Bank, a Tennessee corporation, dated July 23, 1980, of record in Book 5637, page 694, said Register's Office, wherein W. H. Criswell Company, Inc., grants to James D. Haley, B & B Nashville Associates and Commerce Union Bank, a common access easement along the southerly line of the subject property.

7. The premises are subject to applicable Zoning requirements.

GRANTOR does hereby assign to GRANTEE all of GRANTOR'S right, title and interest in and to each of the leases set forth above.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 28th day of November, 1984.

W. H. CRISWELL CO., INC.

By B. T. Wright
President

Attest:
Asst Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Constance B. Faulkard, a Notary Public in and for the County and State aforesaid, personally appeared B. T. Wright

and Ann Winstead with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the President and Asst Secretary of W. H. Criswell Co. Inc., the within named bargainor, a corporation, and that they as such President and Asst Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation thereby by B. T. Wright, as President, and attesting by Ann Winstead, as Asst Secretary.

Witness my hand, at office, this the 28th day of November 1984.

Constance B. Forehand
Notary Public

My Commission Expires:
April 17, 1987

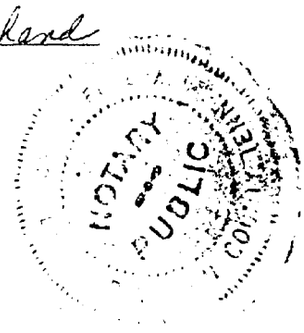


EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being part of Lot 7 of Block A on the Map of Waters Subdivision on Abbott-Martin Road, as of record in Book 1130, page 32, Register's Office for said County.

Said part of Lot 7 fronts 60 feet on the southerly side of Abbott Martin Road, as widened, and runs back between parallel lines 195 feet to a dead line.

TRACT NO. I being the same property conveyed to W. H. Criswell Company, Inc., by deed from Intereal Company, of record in Book 4486, page 279, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being parts of Lot Nos. 4 and 5 of Block A on the Map of Waters Subdivision on Abbott-Martin Road, as of record in Book 1130, page 32, Register's Office for said County.

Said parts of Lots 4 and 5 front 60 feet each on the southerly side of Abbott-Martin Road, as widened, and run back between parallel lines 195 feet to a dead line.

TRACT NO. II being the same property conveyed to W. H. Criswell Company, Inc., by deed from Intereal Company, of record in Book 4486, page 283, Register's Office for said County.

TRACT NO. III:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 2, Phase No. 1 and Phase No. 2 on the Revised Site Plan for Priest Lake Plaza Shopping Center, of record in Book 5200, page 30, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point located in the westerly right of way line of Bell Road, being the most northeasterly corner of Lot No. 4 on said Plan of record in Book 5200, page 30, and being the most southeasterly corner of the within-described property; thence leaving said westerly right of way line of Bell Road South 88° 30' 00" West 104.34 feet; thence North 17° 35' 26" West 169.53 feet to a point; thence North 72° 24' 34" East 159.55 feet to a point; thence South 45° 25' 40" East 56.95 feet to a point in the westerly right of way line of Bell Road; thence continuing along said westerly right of way line of Bell Road South 12° 31' 19" West 171.19 feet to the point of beginning, containing 0.653 acres, more or less.

TRACT NO. III being the same property conveyed to W. H. Criswell Company, Inc., by deed from Bell Road Investment, Ltd., a limited partnership, of record in Book 5338, page 386, said Register's Office.

IDENTIFICATION REFERENCE:
Nov 28 4 09 PM '84
DAVIDSON COUNTY, TN
I 6 6 3 9 3
11/28-1767.50- CHECK
656

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6435 PAGE 285

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

675000.00-- CAMT.
1755.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1767.50--
0656A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 3 9 3

IDENTIF. REFERENCE

NOV 28 4 09 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0088607