DP2:TPTBK00104 12/21/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Raintree Office Building, Inc., a Tennessee corporation 5115 Maryland Way Suite 220 Brentwood, Tn. 37027	Same	159-214(DC) 12-3005(WC)

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Winners Corporation, a Tennesse corporation ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto Raintree Office Building, Inc., a Tennessee corporation, ("Grantee"), its representatives, successors, and assigns, that certain tract or parcel of land in Williams and Davidson Counties, State of Tennessee, described on Exhibit A hereto.

Grantor retains, however, perpetual exclusive easements

(i) for ingress and egress over the property described on Exhibit B;

(ii) to maintain its existing light standards including underground wiring on the property conveyed hereby.

Said property is unencumbered except as provided on Exhibit C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set-out. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said land to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

Grantor also grants to Grantee, and its successors and assigns, a perpetual non-exclusive easement for ingress and egress over Grantor's driveway, running generally along the boundary line between the tract conveyed hereby and Grantor's adjoining tract, Lot 13, Maryland Farms, Section 7, part of which is located on the land subject to the easement retained herein. Grantor also covenants with Grantee and its successors and assigns to maintain at its expense the aforesaid light standards and wiring.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

12/21 2279.70- CHECK

7739

Witness Grantor's hand this 21st day of December, 1984.

WINNERS CORPORATION

BY: Eugene R. Clontz
Its: Exec. Vice Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $872,000.00.

Affiant

Sworn to and subscribed before me this 21st day of December, 1984.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Eugene R. Clontz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice-President of Winners Corporation, the within named bargainor, a Tennessee corporation, and that he as such Executive Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice-President

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 21st day of Decmeber, 1984.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

EXHIBIT A

A certain tract or parcel of land situated partially in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and partially in the 15th Civil District of Williamson Coounty, Tennessee, being lot No. 14, Section 7, of Maryland Farms as recorded in Plat Book 8, page 39, Register's Office, Williamson County, Tennessee and Book 5800, page 90, Register's Office, Davidson County, Tennessee, being more particularly described as follows:

Being the same property conveyed to Grantor by deed from Massey-Ward Investments, Inc., of record in Book 6089, page 436, Register's Office of Davidson County, Tennessee and of record in Book 447, page 664, Register's Office of Williamson County, Tennessee.

Beginning at an iron pin on the southerly right-of-way line of Old Hickory Blvd., said pin being 1582 feet more or less westerly from the westerly right-of-way line of Westpark Drive as measured along the southerly right-of-way line of Old Hickory Blvd. and also being 60 feet south of the centerline of Old Hickory Blvd.

1. With the easterly line of Lot No. 14 S 1° 51' 28" W, 557.00 feet to an iron pin; thence,

2. With the south line of Lot 14 N 86° 17' 00" W, 375.00 feet to a P.K. nail in the center of Wnners Circle and being the southerly common corner of Lots 13 and 14 of the above noted plan; thence,

3. With the common line between Lots 13 and 14 N 14° 05' 47" E, 557.51 feet to an iron pin on the southerly right-of-way line of Old Hickory Blvd; thence,

4. With the southerly right-of-way line of Old Hickory Blvd. S 88° 08' 32" E, 256.62 feet to the point of beginning and containing 174,292 square feet or 4.0 acres.

I 7 2 0 I 9
IDENTIF. REFERENCE
Dec 21 11 05 AM '84
FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TN
RUSH

EXHIBIT B

Beginning at an iron pin located at the southeast corner of the above described tract; thence, south 86 degrees 17' 00" east 25 feet to a point; thence north 14 degrees 05' 47" east 557.51 feet; thence, north 88 degrees 08' 32" west 25 feet to a point in the eastern boundary of Lot 13 of Final Plat Section 7 of Maryland Farms; thence, along said boundary south 14 degrees 05' 47" west 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.51 feet long.

EXHIBIT C

1. Matters shown on the Plan of record in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee, and Book 5800, page 90, Register's Office for Davidson County, Tennessee, as corrected in Book 421, page 120, Register's Office for Williamson County, Tennessee.

2. Encroachment for light standards and wiring.

3. Highway, roadway, and utility easements.

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

RECEIVED OF _____

FOR _____

BOOK 6455 PAGE 472

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

872000.00- CAMT.
2267.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2279.70-
7739A12/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2 0 1 9

IDENTIF. REFERENCE

Dec 21 11 05 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95504