This Instrument Prepared By:
J. M. Grissim, Attorney
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6459 PAGE 34

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
AMERICAN CENTER - NASHVILLE LTD.	Same	104-2-205, 104-2-202 104-2-221, 104-2-203 104-2-222, 104-2-204
3310 WEST END AVE. SUITE 402 NASHVILLE, TENNESSEE 37203		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT M. CONDRA and wife, EVELYN J. CONDRA (hereinafter referred to as "GRANTOR"), have bargained and sold, and by these presents does transfer and convey unto the said AMERICAN CENTER - NASHVILLE LTD., a Tennessee Limited Partnership (hereinafter referred to as "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the first Civil District of Nashville, Davidson County, Tennessee, located on the southerly side of West End Circle at Thirty-First Avenue, North, being Lots Nos. B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, and B-11 as shown on the plan of West End Park--Hillcrest Subdivision, as of record in Plat Book 421, page 163, R.O.D.C., and Lot Nos. 142, 143, 144, 145, and 146 as shown on the Revised Plan of West End Park as of record in Plat Book 421, Pages 82 and 83, also including a portion of West End Circle as closed by Metropolitan Council Bill Nos. 66-892, 71-1510, and 81-618, as shown on the Plan of Skyline, as of record in Book 5200, page 300, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of West End Circle, near the centerline of Mason Avenue, as projected, also being the northwesterly corner of the aforementioned Lot No. B-3, on the plan of West End Park--Hillcrest Subdivision;

Thence, with the said southerly margin of West End Circle N 40° 28' E, 75.30 feet to an iron pin;

Thence, with a curve to the right a distance of 222.21 feet to an iron pin, said curve having a central angle of 55° 21' 15", a radius of 230.00 feet and a tangent length of 120.64 feet;

Thence, continuing with the said southerly margin of West End Circle, the following calls:

N 86° 04' E, 233.84 feet to an iron pin;

Thence, N 88° 30' E, 88.71 feet to an iron pin;

Thence with a curve to the right a distance of 29.57 feet to an iron pin in the westerly margin of a frontage road along Thirty-First Avenue, North,, said curve having a central angle of 56° 28' 18", a radius of 30.00 feet and a tangent length of 16.11 feet;

Thence, with the westerly margin of said frontage road S 35° 01' E, 250.58 feet to a railroad spike;

Thence, leaving the westerly margin of said frontage road S 50° 45' W, 194.31 feet to an iron pin;

Thence, S 55° 48' E, 198.81 feet to a nail in the northerly margin of said Park Drive;
Thence, with the northerly margin of said Park Drive with a curve to the right a distance of 17.35 feet to an iron pin;

Thence, continuing with said northerly margins S 38° 28' W, 177.11 feet to a point;

Thence, leaving said northerly margins of Park Drive N 51° 40' W, 200.00 feet to an iron pin;

Thence, S 37° 47' W, 98.92 feet to a nail in the northeasterly terminus of West End Circle as dedicated under Metropolitan Council Bill No. 66-892;

Thence, with said northeasterly terminus N 50° 54' W, 40.01 feet to an iron pin;

Thence, continuing with a curve to the left a distance of 116.05 feet to an iron pin, said curve having a central angle of 166° 13' 46", a radius of 40.00 feet and a tangent distance of 331.26 feet; said curve being the northwesterly margin of West End Circle;

Thence, with a curve to the right a distance of 16.63 feet to an iron pin, said curve having a central angle of 76° 13' 33", a radius of 12.50 feet and a tangent of 9.81 feet;

Thence, continuing with said West End Circle S 37° 47' W, 1.53 feet to an iron pin;

Thence, leaving said northwesterly margin N 50° 54' W, 106.56 feet to an iron pin;

Thence, N 39° 06' E, 92.50 feet to an iron pin;

Thence, N 50° 54' W, 150.48 feet to an iron pin on the southerly margin of Hillcrest Place;

Thence, with the said southerly margin of Hillcrest Place N 75° 11' E, 40.92 feet to an iron pin;

Thence, with the terminus of said Hillcrest Place with a cul-de-sac curve to the left a distance of 193.85 feet to an iron pin, said curve having a central angle of 277° 40' 11" and a radius of 40.00 feet;

Thence, leaving said cul-de-sac N 51° 08' W, 257.24 feet to the point of beginning;

Containing 274,728 square feet or 6.31 acres, more or less;

Being the same property conveyed to Robert M. Condra, by deed of record in Book 5380, page 887, as corrected in Book 5392, page 402, and Book 5758, page 860, as corrected in Book 5766, page 690, and Book 5986 Register's Office for Davidson County, Tennessee. Page 620

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 we do covenant with the said GRANTEE that we are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we further covenant and bind ourselves, our heirs and representatives 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 22 day of December, 1984.

ROBERT M. CONDRA

EVELYN J. CONDRA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Condra and wife, Evelyn J. Condra, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of December, 1984.

NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $4,300,000.00.

Sworn to and subscribed before me this

22nd day of December, 1984.

NOTARY PUBLIC

My Commission Expires: 1-18-87

IDENTIFICATION REFERENCE

FILED FOR RECORD
DAVIDSON COUNTY, TN
DEC 27 2 59 PM 1984
REGISTER

I 7 2 9 2 2

12/27 1189.50-CHECK

3042

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

RECEIVED OF _____

FOR _____

BOOK 6459 PAGE 37

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

4,300,000.00 Conv.
11180.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 11189.50-
8842A 12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 2 9 2 2

IDENTIF. REFERENCE

DEC 27 2 39 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96582