This Instrument Prepared By:
THRAILKILL & GOODMAN, P.C.
5042 Thoroughbred Lane
Suite C
Brentwood, Tennessee 37027

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Raintree Office Building, Ltd. 5115 Maryland Way Suite 220 Brentwood, TN 37027	Same	159-214 (DC) 12-3005 (WC)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RAINTREE OFFICE BUILDING, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAINTREE OFFICE BUILDING, LTD., hereinafter called the Grantee, a certain tract or parcel of land in Williamson County, State of Tennessee, described more fully on Exhibit A attached hereto and made a part hereof.

This conveyance is subject to certain perpetual exclusive easements retained by Winners Corporation (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 in Exhibit C.

Grantor also assigns to Grantee, its successors and assigns, a perpetual non-exclusive easement for ingress and egress over Winners Corporation's driveway, running generally along the boundary line between the tract conveyed hereby and the adjoining tract, Lot 13, Maryland Farms, Section 7, part of which is located on the land subject to the easement.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed

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of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set forth; and we do further covenant and bind ourselves to warrant and forever defend the title to said real property to the said Grantee against the lawful claims of all persons whomsoever.

Witness our hands this 7th day of ~~January~~ February (LH) 1985.

RAINTREE OFFICE BUILDING, INC.

By: Lanny Hester
Lanny Hester, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Melissa L. Holt, a Notary Public of the State and County aforesaid, personally appeared Lanny Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Raintree Office Building, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, this 7th day of February, 1985.

Melissa L Holt
Notary Public

MELISSA L. HOLT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Seventy-Two Thousand and No/100 Dollars ($872,000.00).

Lanny Hester General Partner

Subscribed and sworn to before me this 7th day of (LH) ~~January~~ February, 1985.

Melissa L Holt
Notary Public

My Commission Expires: Aug 25

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 County, 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 Winner's Corporation, of record in Book 6455, page 468, Register's Office of Davidson 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 Winners 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.

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.

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IDENTIF. REFERENCE
FEB 0 2 00 PM '05
REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6490 PAGE 23

RECEIVED OF _____

FOR _____

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

672000.00- CAMT.
2267.20 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 2285.70-
0054A02/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:82 1:30

T.
IDENTIF. REFERENCE

FEB 8 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107486