60418

BOOK 6545 PAGE 300

CDBBK00344 4/30/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
MBR Associates, Ltd., A TN Limited Partnership 40 Rutledge Street Nashville, TN	MBR Associates, A TN Limited Parntership 40 Rutledge Street Nashville, TN	95-07-141 (part)

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, MILLER G. KIMBROUGH, JR., Trustee ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto MBR Associates, Ltd., a Tennessee Limited Partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Atrium Phase Two, Part Two, of record in Book 6250, page 197, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Land in Davidson County, Tennessee, being Lot Nos.12 and 13 on the Plan of the Atrium Phase Two, Part Four of record in Book 6250, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lots.

Land in Davidson County, Tennessee, being Lot Nos. 15 and Reserved Parcel I on the plan of the Atrium, Phase Two, Part Three of record in Book 6250, page 415, Register's Office for said County, to which plan reference is here made for a more particular description of said lots.

Being property conveyed to Miller Kimbrough, Jr., Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, by deed from William F. Dillingham, Trustee, of record in Book 5995, page 720, Register's Office for Davidson County, Tennessee.

The above described real estate is conveyed subject to such limitations, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, and By-Laws of the Atrium Owner's Association, of record in Book 6306, page 108, Register's Office for Davidson County, Tennessee. Said Declaration was amended by instrument of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee.

2. An easement for electric lines to TVA of record in Book 1181, page 555, Register's office for Davidson County, Tennessee.

3. Easement to Metropolitan Government for Sanitary Sewers and/or storm drainage, of record in Book 5261, page 824, Register's Office for Davidson County, Tennessee.

4. Easement for flow of any creeks or branches.

5. Such matters as are reflected by plat of record in Book 6250, page 197, Register's Office for Davidson County, Tennessee.

6. Lack of direct access to and from Briley Parkway.

7. Matters that appear on the recorded plats of the Atrium, recorded in Book 6250, page 414 and 415, Davidson County Register's Office.

8. Overhead line easement of record in Book 6494 page 152, said Register's Office.

9. 1985 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee its successors and assigns, forever.

GRANTOR covenants and binds himself and his successors to warrant specially and forever defend the title to said real estate to Grantee its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of April, 1985.

x _____ Trustee
MILLER G. KIMBROUGH, JR., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller G. Kimbrough, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 1985.

Eugenia Hines
Notary Public

My Commission Expires:
April 17, 1988

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value (whichever is greater) for this tranfer is $4,003,223.30.

Affiant

Subscribed and sworn to before me, this 30th day of April, 1985.

Notary Public

My Commission Expires:

April 17, 1988

J0071 3

RECEIVED FOR REFERENCE

APR 30 3 54 PM '85

DAVIDSON COUNTY, TN

3294 BOOK 6417 PAGE 302-CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6545 PAGE 303

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
	Co	4.003.273.30	10408.32 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 10417.82-	
			3094A04/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 7 1 9

IDENTIF. REFERENCE

APR 30 3 54 PM '85

DAVIDSON COUNTY, TN

No. 129907