Prepared by: Thrailkill & Goodman, P.C.
20th Floor
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall I. Karr, Trustee		104-5-407
c/o Park (NAME) Circle Ltd.	(NAME)	
530 Church St., Suite 202	SAME	104-5-408
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-5-409
Nashville, TN 37202		104-9-154
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars,

BOOK 6560 PAGE 809

HIA Tennessee, Inc., a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Marshall I. Karr, Trustee, with full power to mortgage, sell, transfer, and convey, without the joinder of any beneficiary or other party, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

J 0 8 0 9 7

T
IDENTIF. REFERENCE

MAY 20 4 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,800,000.00

Subscribed and sworn to before me, this the 28th day of May 19 85

Affiant

My commission expires: 11-7-87
(Affix Seal)

Notary Public

This is improved (X) property, known as 3500 West End Avenue (House Number) (Street) Nashville, Tennessee 37205 P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, with the exception of those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HIA Tennessee, Inc.

By: Lawrence F. Martin

Title: Secretary

3173

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6566 PAGE 810

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, CHRISTOPHER HARRIS, *a Notary Public of the State and County aforesaid, personally appeared* Lowell F. Martin, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary *of the* HIA Tennessee, Inc., *the within named bargainor, a corporation, and that* he *as such* Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary.

Witness my hand and seal, at office in Nashville, Tennessee *this* 28 *day of* MAY, *19*85

Christopher Harris *Notary Public*

Commission expires 3-8-89

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Description of Real Property

Being a parcel of property located within the City of Nashville, Davidson County, Tennessee, being bounded on the north by Park Circle and Interstate 440; on the east by West End Avenue; on the south by Blevins and Free Will Baptist Bible College; on the west by Richland Avenue and an alley.

Being part of Block 3, Division "A", of the Plan of Richland Realty Company as recorded in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, and being lots 63, 64, 65, 67, 69 and part of Lots 62 and 66 of the un-registered Plan subdividing Block 3 into small lots, being more particularly described according to a survey and drawing by Morrow & Associates, Inc., dated January 10, 1984, revised January 26, 1984.

BEGINNING at a point being the northeast corner of Lot 69 and the intersection of the west right-of-way of West End Avenue and the south right-of-way of Park Circle; THENCE, with the west right-of-way of West End Avenue, on a curve to the right, with a chord bearing and distance of south 47 Deg. 02 Min. 58 Sec. west, 362.26 feet, a radius of 1864.86 feet and a delta angle of 11 Deg. 08 Min. 51 Sec., a distance of 362.83 feet to a point, the southeast corner of Lot 63 and the northeast corner of Lot 61 and being a corner common with Blevins; THENCE leaving West End Avenue and with Blevins, north 36 Deg. 02 Min. 58 Sec. west, 199.71 feet to a point, the southwest corner of Lot 63 and the northwest corner of Lot 61 in the west line of Lot 60; THENCE with the east line of Lots 60 and 62, north 50 Deg. 38 Min. 49 Sec. east, 58.01 feet to a point being a corner common with Free Will Baptist Bible College in the east line of Lot 62; THENCE with Free Will Baptist Bible College, north 39 Deg. 12 Min. 59 Sec. west, 202.34 feet to a point in the west line of Lot 62 and the south right-of-way of Richland Avenue and being a corner common with Free Will Baptist Bible College; THENCE with the west line of Lots 62, 64, and 66 and the east right-of-way of Richland Avenue, north 49 Deg. 15 Min. 00 Sec. east, 155.00 feet to a point in the west line of Lot 66; THENCE south 39 Deg. 52 Min. 54 Sec. east, 196.29 feet to a point in the west line of a 12 foot alley as dedicated by property owners and recorded in Book 475, page 570; THENCE with the west line of alley, south 49 Deg. 15 Min. 00 Sec. west, 105.00 feet to a point in the north line of Lot 64 and being the southwest corner of alley; THENCE with south line of alley, south 40 Deg. 45 Min. 00 Sec. east, 12.00 feet to a point being the southeast corner of alley; THENCE with the east line of alley thru Lots 65, 67, and 69, north 49 Deg. 15 Min. 00 Sec. east, 281.17 feet to a point in the south right-of-way of Park Circle and the north line of Lot 69; THENCE with the south right-of-way of Park Circle south 26 Deg. 14 Min. 40 Sec. east, 183.56 feet to THE POINT OF BEGINNING.

BEING the same property conveyed to HIA Tennessee, Inc., from Nashville Jewish Community Center by deed dated July 16, 1984 and of record in Book 6339, page 247, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1985, a lien, but not yet due and payable.

2. Permanent easement for the construction and maintenance of electric power transmission line and underground sanitary sewers, together with all right to construct, operate, maintain, replace and repair electric power transmission line and sanitary sewer improvements, condemned by the State of Tennessee contained in instrument of record in Book 4879, page 461, Register's Office for Davidson County, Tennessee.

3. Temporary construction easement granted the State of Tennessee contained in instrument of record in Book 5967, page 451, Register's Office for Davidson County, Tennessee.

4. The subject property abutts I-440, which is a controlled access highway, and subject property has no right of ingress and egress to and from said highway.

5. Rights or adjoining or abutting landowners and the public to use an alley contained in instrument, of record in Book 465, page 570, Register's Office for Davidson County, Tennessee.

NOTE: A portion of the property of Nashville Jewish Community Center was condemned by the State of Tennessee to be used for the construction of a controlled access highway, and all right of ingress and egress to, from and across the same and to and from abutting lands was conveyed, as set forth in the instrument of record in Book 4879, page 461, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6566 PAGE 813

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
	WD	1,200,000.00	3120.00 CSTAX .50 PRFEE 12.00 WDEED CHECK 3132.50- 2073A05/28/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 0 9 7

IDENTIF. REFERENCE

MAY 28 4 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138657