Box 18

CDBBK00370 06/28/85

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

GENERAL WARRANTY DEED

BOOK 6597 PAGE 512

Address New Owner(S)	Send Tax Bills To:	Map-Parcel Number(s):
BVT Management Services, Inc., a Tennessee Corporation 222 Third Avenue, North Suite 375 Nashville, TN 37201	Same	95-14-114

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, J. O. Bass, Sr., T. G. Pappas and Wilson Sims, as Tenants-in-Common ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto BVT Management Services, Inc. ("Grantee"), its successors and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 45, Section 37, Metropolitan Industrial Park, a plan of which is of record in Book 4595, page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 45 is more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Acorn Drive at the northwest corner of Metropolitan Industrial Park, Section 8, a plat of which is of record in Book 3842, page 217, said Register's Office; thence with the easterly margin of Acorn Drive, North 8°12' West 252.98 feet to a concrete monument; thence North 81°48' East 361.04 feet to a concrete monument; thence South 10°56' East 36.32 feet to a concrete monument; thence South 26°11' East 227.67 feet to a concrete monument; thence South 81°48' West 433.06 feet to a concrete monument to the point of beginning, and containing 2.28 acres, more or less.

Being the same property conveyed to J. O. Bass, Sr., T. G. Pappas and Wilson Sims, as tenants-in-common by deed from Barbara Lee Chertok Partnership, a general partnership formed between Barbara Lee Chertok and Patricia K. Combs under the laws of the Commonwealth of Massachusetts, of record in book 5971, page 917, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Real property taxes for the year 1985, a lien but not yet due and payable.

2. Deed of trust executed by J. L. Williams and James P. Atkinson, to James E. Eden, Trustee, of record in Book 4916, page 494, said Register's Office.

3. Standing Deed of Trust executed by Barbara Lee Chertok to Truman S. Wrenne, Trustee of record in Book 5229, page 489, Register's Office for Davidson County, Tennessee.

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4. Vendor's Lien retained in the deed from J. L. Williams & Company, Inc. et al, to Barbara Lee Chertok, of record in Book 5225, page 304, said Register's Office.

5. Restrictions filed for record in Book 4214, page 851, and made applicable to the subject property by instrument of record in Book 4669, page 900, Register's Office for Davidson County, Tennessee.

6. Unrecorded leases to Lennox Industries, Inc. dated February ___, 1984; to Alside, a division of Associated Materials, Incorporated dated October 8, 1982; to Exhibit 4, Inc. dated January 21, 1985; and to Dennis Paper Company dated June 10, 1985.

7. Terms and conditions of Subordination of Lease by and between Alside, Inc., a Delaware corporation, as Lessee and The Prudential Insurance Company of America of record in Book 4916, page 499, Register's Office for Davidson County, Tennessee.

8. An Assignment of Lease from A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson to The Prudential Insurance Company of America, of record in Book 4916, page 501, said Register's Office.

9. Conditional Assignment of Rentals executed by A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson to The Prudential Insurance Company of America, of record in Book 4916, page 503, Register's Office for Davidson County, Tennessee.

10. The Plan of record in Book 4595, page 119, said Register's Office, shows an Owner's Certificate; a 30 foot setback line from Acorn Drive; a 20 foot easement for public utilities and drainage along the rear of said lot, and a buffer easement 50 feet wide across the rear of said lot.

11. 2.5' x 25' utility anchor easement at the southwest corner of the subject property as shown on the plan of Metropolitan Industrial Park Section 8 of record in Book 3842, page 217, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple subject to the matters set forth above, have good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever, except claims arising out of matters set forth above.

Grantors hereby transfer and assign all of Grantors' right, title and interest in and to the aforementioned leases to Grantee, its successors and assigns. Grantee agrees to assume all landlord obligations arising under the aforementioned leases from and after the date hereof.

Witness Grantors' hands this 1st day of July, 1985.

J. O. Bass, Sr.

T. G. Pappas

Wilson Sims

BOOK 6597 PAGE 514

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, J. O. BASS, SR., the within named bargainor, 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 1st day of July, 1985.

Nancy Elizabeth Hulan
Notary Public

My Commission Expires:

January 10, 1989

NANCY ELIZABETH HULAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, T. G PAPPAS, the within named bargainor, 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 1st day of July, 1985.

Nancy Elizabeth Hulan
Notary Public

My Commission Expires:

January 10, 1989

NANCY ELIZABETH HULAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6597 PAGE 515

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, WILSON SIMS, the within named bargainor, 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 1st day of July, 1985.

Nancy Elizabeth Hulan
Notary Public

My Commission Expires:

January 10, 1989

NANCY ELIZABETH HULAN NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $966,000.00.

Richard D Warren
Affiant

Sworn to and subscribed before me this 1st day of July, 1985.

Notary Public

My Commission Expires:

4-20-86

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

J I: 7 9 4: 3:

T
IDENTIF. REFERENCE

Jul 2 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6597 PAGE 516

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

966000.00- CONT.
2511.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2524.10-
4227A07/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 9 4.3:

IDENTIF. REFERENCE

JUL 2 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150517