file copy #2

This instrument was prepared by:
Weldon B. White, Jr.
162 Fourth Ave., North
Nashville, TN 37219

WARRANTY DEED

BOOK 6609 PAGE 775

ADDRESS NEW OWNER (s) AS FOLLOWS:	SENT TAX BILLS TO	MAP PARCEL NUMBERS
American Diversified Capital Corp. (Name)	SAME (Name)	95-111
565 Marriott Dr., Suite 220 STREET ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Nashville TN 37210 CITY STATE ZIP CODE	CITY STATE ZIP CODE	

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Air Corporate Associates, Ltd., a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto American Diversified Capital Corporation, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Witness our hands this 12th day of July, 1985.

AIR CORPORATE ASSOCIATES, LTD., a Tennessee Limited Partnership

By: L. H. Hardaway
L. H. Hardaway, Jr., a general partner

By: Imperial Associates, Inc., a Tennessee corporation, general partner

By: L. H. Hardaway
L. H. Hardaway, Jr.
President

All of the General Partners of Air Corporate Associates, Ltd.

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IDENTIF. REFERENCE

JUL 18 3 20 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 1985 personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed this deed as the General Partner of Air Corporate Associates, Ltd. a Tennessee Limited Partnership, for the purposes therein contained, being authorized so to do.

Witness my hand and official seal at Nashville, TN this 12th day of July, 1985

Patsi B. Gregory
Notary Public

My Commission Expires:
1-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 1985, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of Imperial Associates, Inc. and that as President of Imperial Associates, Inc. being authorized so to do, executed this deed as a General Partner of Air Corporate Associates, Ltd. a Tennessee Limited partnership and, for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal at Nashville, TN this 12th day of July, 1985.

Patsi B. Gregory
Notary Public

My Commission Expires:

1-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,035,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 1985

Patsi B. Gregory
Notary Public

My Commission Expires:

1-19-86

EXHIBIT A

Being Lot "C" on the Subdivison of Century City - Lot "C", of record in Plat Book 6250, Page 453, Register's Office for Davidson County, Tennessee, located in the first Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described, according to a survey by Kevin Tucker and Associates, Inc. revised July 1, 1985 as follows:

BEGINNING at an iron pin set, said pin being on the East right-of-way of McGavock Pike and on the line of Air Corporate Associates, Ltd., recorded in Deed Book 6009, page 789, said Register's Office; thence, along the line of Air Corporate Associates, Ltd., North 72 degrees 37 minutes 44 seconds East 143.96 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 23 degrees 59 minutes 05 seconds, a radius of 350.00 feet, an arc length of 146.51 feet, and a chord of 145.45 feet; thence, along the chord of the above mentioned curve South 38 degrees 24 minutes 31 seconds East, 145.45 feet to an iron pin set, said pin being the begining of a curve to the right, said curve having a central angle of 21 degrees 12 minutes 35 seconds, a radius of 190.00 feet, an arc length of 70.33 feet, and a chord of 69.93 feet; thence, along the chord of the above mentioned curve South 39 degrees 47 minutes 51 seconds East, 69.93 feet to an iron pin set; thence, South 29 degrees 11 minutes 37 seconds East, 435.13 feet to an iron pin set; thence South 12 degrees 19 minutes 15 seconds West, 89.81 feet to an iron pin set; thence, South 24 degrees 40 minutes 44 seconds East, 75.00 feet to an iron pin set; thence South 65 degrees, 19 minutes 16 seconds West, 95.00 feet to an iron pin set, said pin being on the North right-of-way of Century Boulevard and the beginning of a curve to the left, said curve having a central angle of 40 degrees 18 minutes 54 seconds, a radius of 457.05 feet, and an arc length of 321.59 feet, and a chord of 315.00 feet; thence along the right-of-way of said road along the above mentioned chord North 61 degrees 45 minutes 11 seconds West, 315.00 feet to an iron pin set; thence North 81 degrees 54 minutes 38 seconds West, 59.74 feet to an iron pin set, said pin being the beginning of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet, an arc length of 78.54 feet, and a chord of 70.71 feet; thence, along the chord of the above mentioned curve North 36 degrees 54 minutes 38 seconds West, 70.71 feet to an iron pin set, said pin being on the east right-of-way of McGavock Pike; thence, along the right-of-way of said road North 08 degrees 05 minutes 22 seconds East, 36.12 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 25 degrees 27 minutes 38 seconds, a radius of 1025.18 feet, an arc length of 455.56 feet and a chord of 451.82 feet; thence, along the chord of the above mentioned curve North 04 degrees 38 minutes 27 seconds West, 451.82 feet to the point of beginning, and containing 200,376.00 square feet or 4.60 acres, more or less.

BEING part of the same property conveyed to Air Corporate Associates, Ltd., a Tennessee Limited Partnership by deed of record in Book 6009, page 789 Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1985 ad valorem taxes, not yet due and payable

2. Subdivision of Century City - Lot C of record in Plat Book 6250, Page 453, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants of Century City of record in Book 6504, Page 723, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 6335, Page 718, Register's office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6609 PAGE 779

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	1.035.000-00	2691.00 STAX .50 RREC 12.00 MISC CHECK 2703.50-	

9033A07/18/85 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE.

JUL 18 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155198