STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $676,991.40.

Affiant

Subscribed and sworn to before me, this 15 day of Aug, 1985.

Notary Public

My Commission expires: 4-10-1986

NOTARY PUBLIC DAVIDSON COUNTY

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
		Map 97-0-84
Condel Properties, Inc.	SAME	4D-05455
6080 Surety Dr.		
El Paso, Texas 79905		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BG CORPORATION, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CONDEL PROPERTIES, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin set on the north right-of-way line of Lake Parkway, a 60 foot road, at the southwest corner of Lot 38 in Section One, Lake Park as recorded in Book 4175, page 134, R.O.D.C., TN and proceeding as follows:

1. With the north right-of-way line of Lake Parkway and a 379.61 foot radius curve to the right a distance of 85.02 feet to an iron pin set, said curve has a chord bearing and distance of N 78° 55' 50" W 84.85 feet; thence,
2. N 72° 30' 51" W 419.19 feet to an iron pin set; thence,
3. With a 546.31 foot radius curve to the right 158.60 feet to an existing concrete monument, said curve has a chord bearing and distance of N 64° 11' 51" W 158.04 feet; thence;
4. With a 272.08 foot radius curve to the left a distance of 264.03 feet to an existing concrete monument, said curve has a chord bearing and distance of N 83° 40' 51" W 253.79 feet; thence,
5. S 68° 31' 09" W 34.88 feet to an existing concrete monument; thence,
6. With a 40 foot radius curve to the right 61.76 feet to an existing concrete monument, said curve has a chord bearing and distance of N 67° 15' 00" W 55.80 feet; thence,
7. S 67° 23' 20" W 10.18 feet to an existing concrete monument that is 30 feet northeast of the center of Old Hickory Boulevard; thence

3124

8. Northwardly with the northeasterly right-of-way line of Old Hickory Boulevard and a 2894.93 foot radius curve to the left 345.44 feet to an iron pin set, said curve has a chord bearing and distance of N 26° 19' 55" W 345.24 feet; thence,

9. N 30° 00' 16" W 405.48 feet; thence,

10. Severing the Baltz property northeastwardly with a 319.46 foot radius curve to the right 211.87 feet, said curve has a chord bearing and distance of N 78° 59' 44" E 208.01; thence,

11. S 82° 00' 16" E 150.00 feet; thence,

12. With a 328.76 foot radius curve to the left 212.30 feet, said curve has a chord bearing and distance of N 79° 29' 44" E 208.63 feet; thence,

13. N 60° 59' 44" E 117.97 feet to a point on the west line of Safeco Park as recorded in Book 4860, Page 32, R.O.D.C., TN; thence,

14. With Safeco Park S 30° 03' 20" E 309.47 feet to an existing iron pin; thence,

15. S 84° 21' 40" E 325.82 feet to an iron pin set at the southeast corner of Safeco Park; thence,

16. N 5° 38' 26" E 1079.86 feet to an existing iron pin at the northeast corner of Safeco Park on the southerly right-of-way line of I-40; thence,

17. With said line S 86° 25' 30" E 751.37 feet to an existing concrete monument on the westerly line of Section Two, Lake Park as recorded in Book 4300, page 66, R.O.D.C., TN; thence,

18. With said westerly line S 27° 41' 56" W 244.68 feet to an iron pin set in the center of a 50 foot road dedication; thence,

19. Westwardly with a 279.77 foot radius curve to the left a distance of 115.64 feet to an iron pin set, said curve has a chord bearing and distance of N 74° 08' 34" W 114.82 feet; thence,

20. N 84° 54' 00" W 11.00 feet to an iron pin set; thence,

21. S 4° 00' 57" W 156.65 feet to an existing concrete monument; thence,

22. S 56° 25' 52" W 91.75 feet to an existing concrete monument; thence,

23. S 24° 30' 27" W 223.53 feet to an existing concrete monument; thence,

24. S 3° 38' 47" W 156.90 feet to an existing concrete monument; thence,

25. S 1° 15' 29" E 153.54 feet to an existing concrete monument; thence,

26. S 11° 59' 23" E 153.45 feet to an existing concrete monument; thence,

27. S 19° 23' 13" E 421.10 feet to an iron pin set on the north line of Section One Lake Park; thence,

28. With said line S 70° 28' 23" W 431.83 feet to an existing concrete monument; thence,

29. S 4° 34' 23" W 150.30 feet to the point of beginning and containing 34.19 acres, more or less as per survey by Ragan-Smith-Murphy & Associates, Inc. dated December 4, 1984.

Being part of the property conveyed to BG Corporation by deed from Lake Enterprises, Inc., a Tennessee corporation as of record in Book 5034, page 965, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 14 day of August, 1985.

BG CORPORATION

By: _____
ROBERT J. BALTZ, JR., PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the President of BG Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert J. Baltz, Jr. as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14 day of Aug, 1985.

_____
Notary Public

My Commission Expires: _____

My Commission Expires
October 20, 1985

RUSH

29146

IDENTIFICATION REFERENCE

AUG 16 11 16 AM '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 6632 PAGE 335

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

676991.40- CAMT
1760.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1769.70-
8134A08/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29146

IDENTIFICATION REFERENCE

AUG 16 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164069