This instrument prepared by:
Ervin M. Entrekin, Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238-0091

BOOK 600

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
BVT Management Services, Inc. 222 Third Avenue North, Suite 575 Nashville, Tennessee 37201	SAME	84-16-119 84-2-278 Field Book No. 03DZ 67250 03DZ 56010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other valuable considerations, cash in hand paid by BVT Management Services, Inc., Grantee herein to Commerce Union Bank, Trustee, the receipt of which is hereby acknowledged, and the further consideration of the sum of Ten Dollars ($10.00) and cash in hand paid by BVT Management Services, Inc., Grantee herein unto Jesse M. O. Colton, Trustee, the receipt of which is hereby acknowledged and for the further consideration of the sum of Ten Dollars ($10.00) and cash in hand paid by BVT Management Services, Inc., Grantee herein unto First and Mid-South Advisory Company and Ervin M. Entrekin, Trustee, a Tennessee limited partnership, the receipt of which is hereby acknowledged,

The undersigned, Commerce Union Bank, Trustee as to Tract 4 described on Exhibit "A" attached hereto, Jesse M. O. Colton, Trustee with full power, as to Tract 3 described on Exhibit "A" attached hereto and First and Mid-South Advisory Company and Ervin M. Entrekin, Trustee, a Tennessee limited partnership as to Tracts 1 and 2 described on Exhibit "A" attached hereto, Grantor herein, have this day bargained and sold and do hereby transfer and convey unto BVT Management Services, Inc., a Tennessee corporation, its successors and assigns, certain real estate more particularly described on Exhibit "A" attached hereto.

This property is improved commercial property known as 2510 Lebanon Road and 141 McGavock Pike, Donelson, Tennessee.

This conveyance is subject to current taxes, plan of record in Book 4460, page 116 as to Lot 2 and plan of record in Book 5200, page 84 as to Lots 1 and 1A, sanitary sewer and/or storm drainage easement granted to Metropolitan Government by instrument of record in Book 4305, page 831, Register's Office for Davidson County, Tennessee, an easement for public utilities, and building setback lines and conditions of owner's certificate as shown on plan of record in Book 4460, page 116 as to Lot 2 and Book 5200, page 84 as to Lots 1 and 1A, sanitary, sewer and/or storm drainage easement granted to Metropolitan Government of Nashville and Davidson County by instrument of record in Book 4846, page 740 and all instruments affecting or related to recorded leases and/or leases of tenants in possession.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and the undersigned do covenant that they are lawfully seized and possessed of their respective tracts of said real estate in fee simple to the extent of the covenants and warranties hereinbelow, have a good right to convey same, and that the same is unencumbered, except as otherwise indicated herein.

Commerce Union Bank, Trustee does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to that portion of Tract 4 that is included in the property described in the deed of record in Book 4830, page 283, Register's Office for Davidson County, Tennessee to the said BVT Management Services, Inc., its successors and assigns against the lawful claims of all persons.

Jesse M. O. Colton, Trustee does further covenant and bind himself, his successors and assigns to warrant and forever defend the title that portion of Tract 3 that is included in the property described in the Quitclaim Deed of record in Book 5879, page 111, Register's Office for Davidson County, Tennessee to the said BVT Management Services, Inc., its successors and assigns against the lawful claims of all persons.

First and Mid-South Advisory Company and Ervin M. Entrekin, Trustee, a Tennessee Limited Partnership, does further covenant and bind itself, its succesors and assigns to warrant and forever defend the title to Tracts 1, 2, 3 and 4 to the said BVT Management Services, Inc., its successors and assigns, against the lawful claims of all persons.

Tracts 1, 2, 3 and 4 on Exhibit "A" are described together according to a survey prepared by McConnell Engineers under date of July 17, 1985 and such such description is set forth in the last two paragraphs on page 2 of Exhibit "A". The undersigned quitclaim and convey unto BVT Management Services, Inc., its successors and assigns, all right, title and interest in and to such property as described in such survey and the last two paragraphs on page 2 of Exhibit "A".

Whenever used herein, the masculine gender shall be deemed to include the feminine and neuter genders, and vice versa, and the use of the singular shall be deemed to include the plural, and vice versa.

BOOK S648 PAGE 601

WITNESS our hand this 29th day of August, 1985.

FIRST AND MID-SOUTH ADVISORY COMPANY and ERVIN M. ENTREKIN, TRUSTEE, A Tennessee Limited Partnership

BY: FIRST AND MID-SOUTH ADVISORY COMPANY

BY: _____

BY: _____, trustee
ERVIN M. ENTREKIN, TRUSTEE

COMMERCE UNION BANK, TRUSTEE

BY: _____
Authorized Officer {V.P.}

BY: _____
Trust Administrative Officer

_____, Trustee
JESSE M. O. COLTON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 3,475,000.

Subscribed and sworn to before me, this the 29th day of August, 1985.

_____
AFFIANT

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 19 1986
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK S54 PAGE 602

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHADE MURRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath, acknowledged himself to be the the authorized representative of FIRST AND MID-SOUTH ADVISORY COMPANY, a partner of First and Mid-South Advisory Company and Entrekin, Trustee, the within named bargainor, a limited partnership, and that he as such authorized reprsentative of such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the corporation as partner by himself as authorized representative.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 30th day of August, 1985.

Angie J. Norwood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/2/89.

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 ERVIN M. ENTREKIN, TRUSTEE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of First and Mid-South Advisory Company and Entrekin, Trustee, the within named bargainor, a limited partnership, and that he as such partner, executed the foregoing the instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of August, 1985.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86.

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Allen, and Walter D. Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to V.P. & T.O. and Trust Officer respectively of the COMMERCE UNION BANK, TRUSTEE, the within named bargainor, a corporation, and that they as such Michael L. Allen and Walter D. Wilkinson respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as V.P. & T.O. and Trust Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 29 day of August, 1985.

S. Tonee Spears
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-20-85.

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6541 PAGE 603

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE M. O. COLTON, TRUSTEE, the 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 and official seal at Nashville, Tennessee this 29th day of August, 1985.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986.

EXHIBIT "A"

TRACT 1:

A parcel of land lying in the First Civil District of Davidson County, Tennessee, and being a part of Lot 1A as shown on the Plan of the Resubdivision of Lot No. 1, The Kroger Co. and Donelson Development Co., Inc. commercial tracts recorded September 1, 1978 in Plat Book 5200, page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an old iron rod in the southeast corner of the intersection of Park Drive, a 50 foot street, and McGavock Pike, a 50 foot street, and running the following courses and distances: North 89° 20' 57" East a distance of 330.79 feet along the South right-of-way of Park Drive to an old iron rod; thence leaving said right-of-way, South 2° 03' 28" East a distance of 263.45 feet to a new iron rod; thence South 82° 12' 09" West a distance of 370.31 feet to a point in the East right-of-way of McGavock Pike; thence, with the East right-of-way of McGavock Pike, North 4° 55' 11" East a distance of 310.92 feet to the old iron rod at the point of beginning, containing 2.29 acres more or less.

Being the same real property conveyed to First and Mid-South and Entrekin, Trustee, a Tennessee limited partnership, by deed from First and Mid-South Advisory Company of record in Book 4893, page 241, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Kroger Co. and Donelson Development Co., Inc. commercial tracts as of record in Book 4460, page 116, said Register's Office.

Said Lot No. 2 fronts 150 feet on the northerly side of Lebanon Road (U.S. Highway 70) and runs back between lines 162.60 feet on the easterly side and 162.60 feet on the westerly line, to a line at the rear measuring 149.98 feet thereon, and contains 0.56 acres, more or less.

Being the same property conveyed to First and Mid-South and Entrekin, Trustee, a Tennessee limited partnership, by deed from Johnny Moore and wife, Susie C. Moore, of record in Book 6055, page 550, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in the First Civil District of Davidson County, Tennessee, being part of Lot No. 1A as shown on the plan of the Resubdivision of Lot No. 1, The Kroger Co. and Donelson Development Co., Inc. commercial tracts recorded September 1, 1978 in Plat Book 5200, page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an old concrete monument on the easterly right-of-way of McGavock Pike, said point being 208 feet more or less north from the centerline of Lebanon Road and being the southwest corner of Lot No. 1A as shown on said plan of record in Book 5200, page 84, said Register's Office; thence with the right-of-way of McGavock Pike North 4° 10' 44" East, 228.84 feet to an old iron rod, thence, continuing with the right-of-way of McGavock Pike North 4° 55' 11" East 31.00 feet to a point; thence leaving said right-of-way North 82° 12' 09" East, 217.72 feet to a point; thence South 10° 27' 00" East, 242.90 feet to a point the northeast corner of Tract 2, the same being Lot 2 on the plan of record in Book 4460, page 116, said Register's Office, thence with the rear line of said Tract 2 South 79° 08' 59" West 149.98 feet to a point being the northwest corner of said Tract 2, thence continuing along the rear lot line of the Keller property of record in Book 3834, page 823 and the Wilson et al property of record in Book 4269, page 825, said Register's Office, South 80° 42' 54" West 133.35 feet to the point of beginning and containing 1.43 acres, more or less.

Being the same property quitclaimed to Jesse M. O. Colton, Trustee with full power to motgage, sell transfer and convey by deed of Wolf River Company, Inc. of recored in Book 5879, page 111, Register's Office for Davidson County, Tennessee

TRACT 4:

Land in the First Civil District of Davidson County, Tennessee and being Lot No. 1 and a part of Lot No. 1A as shown on the plan of the Resubdivision of Lot No. 1, The Kroger Co. and Donelson Development Co., Inc. commercial tracts recorded September 1, 1978 in Plat Book 5200, page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a PK Nail in the northerly right-of-way of Lebanon Road, said PK Nail being 511.60 feet more or less East from the centerline of McGavock Pike; thence with the northerly right-of-way of Lebanon Road South 79° 9' 13" West 162.60 feet to a spike, the southeast corner of Lot 2 on the Plan of record in Book 4460, page 116, said Register's Office, thence with the easterly line of said Lot 2 North 9° 11' 15" West 162.60 feet to a point ; thence, continuing North 10° 27' 00" West 242.90 feet to a point, thence North 82° 12' 09" East 152.59 feet to a point; thence continuing North 81° 51' 32" East 5.42 feet to an old iron rod in concrete by a post; thence South 10° 32' 00" East 397.07 feet to a PK Nail, the point of beginning and containing 1.46 acres more or less.

Being the same property conveyed to Commerce Union Bank, Trustee, by deed from First and Mid-South Advisory Company, of record in Book 4830, page 283, Register's Office for Davidson County, Tennessee.

The foregoing four (4) tracts are described together as Lots Nos. 1 and 1A as shown on the plan of the resubdivision of Lot No. 1, the Kroger Co. and Donelson Development Co., Inc. Commercial tracts recorded September 1, 1978 in Plat Book 5200, page 84, Register's Office for Davidson County, Tennessee and Lot No. 2 as shown on the Subdivision Plat for the Kroger Co. and Donelson Development Co., Inc. commercial tracts recorded November 8, 1972 in Plat Book 4460, page 116, Register's Office for Davidson County, Tennessee and said tracts are described together according to a survey prepared by McConnell Engineering under date of July 17, 1985.

BEGINNING at an old concrete monument on the easterly right-of-way of McGavock Pike, said point being 208 feet more or less north from the centerline of Lebanon Road and being the southwest corner of Lot No. 1A as shown on the Plan of Record in Book 5200, page 84, Register's Office for Davidson County, Tennessee; thence with the right-of-way of McGavock Pike North 4° 10' 44" east 228.84 feet to an an old iron rod, thence continuing with the right-of-way of McGavock Pike North 4° 55' 11" east 341.92 feet to an an old iron rod in the southeast corner of the intersection of Park Drive, a 50 foot street, and McGavock Pike, a 50 foot street, thence with the southerly right-of-way of Park Drive north 89° 20' 57" east 330.79 feet to an old iron rod; thence leaving said right-of-way South 2° 3' 28" east 263.45 feet to a new iron rod; thence North 81° 51' 32" east 5.42 feet to an old iron rod in concrete by post; thence; South 10° 32' 00" East 397.07 feet to a PK Nail in the northerly right-of-way of Lebanon Road: thence with the northerly right-of-way of Lebanon Road South 79° 9' 13" West 312.01 feet to a spike; thence north 9° 10' 51" west 162.6 feet to a new iron rod; thence south 80° 42' 54" west 133.35 feet to the point of beginning.

IDENTIFICATION REFERENCE
SEP 3 4 12 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
3 3 5 4 2

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6646 PAGE 606

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO.	3 485.00	9061.00 CSTAX .50 PRFEE 18.00 WDCED CHECK 9079.50- 3438A09/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33542

IDENTIFICATION REFERENCE

SEP 3 4 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169259