This Instrument Prepared By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

BOOK 6654 PAGE 596

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
White Bridge Partners c/o CRC Equities, Inc. 2100 West End Ave., Suite 800 Nashville, TN 37213	Same	Map 103-14-0 Parcel 26

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WHITE BRIDGE ROAD PARTNERS, a joint venture, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto WHITE BRIDGE PARTNERS, a Tennessee general partnership, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of White Bridge Road and westerly of Brookwood Terrace, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of White Bridge Road, said point being the southwesterly return of Brookwood Terrace; thence, along a curve to the right, a curve of 34.00 feet and a central angle of 85° 17' 39", a distance of 50.61 feet to a point in the westerly margin of Brookwood Terrace; thence, with said westerly margin S 26° 42' W, 308.05 feet to a concrete monument; thence, with the common boundary of Hillwood Terrace Subdivision, Section II, as of record in Book 2663, Page 50, R.O.D.C., N 63° 18' W, 560.00 feet to a point; thence N 26°42' E, 387.44 feet to a point in the southerly margin of White Bridge Road; thence, along said margin, along a curve to the left, a radius of 1,478.39 feet and a central angle of 2° 57' 51", a distance of 76.48 feet to a point; thence, S 58° 35' 39" E, 454.29 feet to the point of beginning, containing 202,793 square feet or 4.66 acres, more or less, described according to a boundary survey prepared by Barge, Waggoner, Sumner and Cannon, Inc.

BEING the same property conveyed to White Bridge Road Partners, a joint venture, by deed from Irwin B. Eskind and Richard J. Eskind, of record in Book 6425, page 552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) ad valorem taxes for 1985 which have been prorated and assumed by the GRANTEE, (2) easements to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol now existing or future utilities, including drainage facilities, reserved in the deed to Strike 'N Spare, Inc., from Larry H. Snedeker, Trustee, of record in Book 5934, page 723, Register's Office for Davidson County, Tennessee, (3) an owner's certificate, a 50 foot minimum building setback line from White Bridge Road, as formerly located, a 30 foot minimum building setback line from Brookwood

Terrace, and a 10 foot easement for public utility and drainage purposes along the rear line of the Property, all as shown on the Plan of Hillwood Terrace, of record in Book 2663, page 50, said Register's Office, (4) a 16-inch water line through that portion of the property that was formerly White Bridge Road, now closed, as shown on the Plan of Hillwood Terrace, of record in Book 2663, page 50, said Register's Office, (5) any lien arising from the claim of Earl Swensson Associates, (6) any claim of Rafferty's, Inc., and (7) any other claims or encumbrances caused by or known to the GRANTEE.

This is improved property, known as 73 White Bridge Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through or under GRANTOR, but not further or otherwise.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by and through its duly authorized partners, this 13 day of August, 1985.

WHITE BRIDGE ROAD PARTNERS,
a joint venture

By: FORTIS CAPITAL CORPORATION, Partner

By: _____

Title: _____

By: CRC EQUITIES, INC., Partner

By: _____

Title: Vice-President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES H. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT of Fortis Capital Corporation, a partner of White Bridge Road Partners, the within named bargainor, a joint venture partnership, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as PRESIDENT of Fortis Capital Corporation, a general partner of White Bridge Road Partners.

Witness my hand and seal, at office in LOS ANGELES, CALIF., this 13TH day of August, 1985.

Edith B. Meader
Notary Public
EDITH B. MEADER

My commission expires: 10/22/85

OFFICIAL SEAL
EDITH B MEADER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 22, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William David Bartholomew with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of CRC Equities, Inc., a partner of White Bridge Road Partners, the within named bargainor, a joint venture partnership, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Vice President of CRC Equities, Inc., a general partner of White Bridge Road Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of ~~August~~ September, 1985.

Vicki J. Gean
Notary Public

My commission expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,210,000.00.

Wm. David Bartholomew
Affiant

Sworn to and subscribed before me this 12th day of September 1985.

Vicki J. Gean
Notary Public

My commission expires: 7/18/87

36046

IDENTIFICATION REFERENCE

SEP 12 4 31 PM '85

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6654 PAGE 599

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	3,210,000.00		
			8346.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 8355.50-	
			6425A09/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36046

IDENTIFICATION REFERENCE

SEP 12 4 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172165