wfw157:09/19/85

BOOK 6679 PAGE 779

PREPARED BY:
Dearborn & Ewing, Attorneys
Suite 1200
One Commerce Place
Nashville, TN 37239

LIMITED WARRANTY DEED

FROM: Lakeview Associates, a Tennessee general partnership

TO: Lakeview Ridge I, LTD., a Tennessee limited partnership

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
c/o Carroll & Associates, Inc. Suite 240 565 Marriott Drive Nashville, TN 37210	same	Map 95-16 Parcel 18

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,340,000.00.

Affiant John W Eakin

Subscribed and sworn to before me, this the 9th day of October, 1985.

Notary Public Marilyn Lytle

My Comm. Expires: 5/13/89

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Lakeview Associates, a Tennessee general partnership composed of Jerry L. Carroll and John W. Eakin, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Lakeview Ridge I, LTD., a Tennessee limited partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

Being a part of the same property conveyed to Lakeview Associates, by deed of record in Book 6532, page 314, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above and except for those exceptions listed in Exhibit A attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property

to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 9 day of October, 1985.

"GRANTOR"

Lakeview Associates,
a Tennessee general partnership

BY: _____
Jerry L. Carroll, general partner

BY: John W. Eakin
John W. Eakin, general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marilyn Lytle, a Notary Public in and for the County and State aforesaid, personally appeared Jerry L. Carroll and John W. Eakin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be General Partners of Lakeview Associates, a Tennessee General Partnership, the within named bargainor, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of October, 1985.

Marilyn Lytle
NOTARY PUBLIC

My Commission Expires: 5/13/89

RUSH

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IDENTIFICATION REFERENCE

OCT 10 2 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Property Description:

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Lakeview Ridge Office Park of record in Book 6250, page 669, Register's Office for said county, to which plan reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Lakeview Associates, by deed of record in Book 6532, page 314, Register's Office for Davidson County, Tennessee.

Permitted Exceptions:

1. 1985 Metropolitan Government taxes -- a lien but not yet due and payable.

2. Plat of record in Book 6250, page 669, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants and Easements of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee.

4. Deed of trust from Lakeview Associates, a Tennessee general partnership composed of Jerry L. Carroll and John W. Eakin, to Eddie Montgomery, Trustee, dated April 11, 1985, of record in Book 6532, page 319, said Register's Office, to secure an indebtedness evidenced by a nonrecourse promissory note of even date in the original principal amount of $757,730.00, payable to Estelle T. Ezell and F. Miles Ezell.

5. Deed of trust from Lakeview Associates, a Tennessee general partnership, to Stephen C. Baker, Trustee, dated April 11, 1985, of record in Book 6532, page 325, said Register's Office, to secure an indebtedness evidenced by a promissory note in the original principal amount of $330,000.00, payable to Commerce Union Bank.

6. Sanitary sewers and/or storm drainage easement and 30' and 10' temporary construction easements conveyed by deed from F. Miles Ezell and Estelle T. Ezell, to Metropolitan Government of Nashville and Davidson County, dated December 12, 1972, of record in Book 4671, page 267, said Register's Office.

7. Drainage easement conveyed by deed from Estelle T. Ezell to Metropolitan Government of Nashville and Davidson County, dated May 1, 1975, of record in Book 4908, page 950, said Register's Office. NOTE: Said deed is not executed by the spouse, if any, of Estelle T. Ezell.

8. A fence running generally with the westerly line encroaching for a considerable length along said line a slight distance into captioned premises.

9. A permanent drainage easement of unspecified dimensions containing an NES anchor easement along the southerly line of said tract, as of record in Book 4908, page 950, said Register's Office, a 20' easement for sanitary sewers containing a 30" sanitary sewer line in the southeasterly corner of said tract, as of record in Book 4671, page 267, said Register's Office, a 10' drainage easement in the southeasterly portion of said tract, a detention easement of unspecified dimensions in the northeasterly portion of said tract, a 20' easement for sanitary sewers containing a proposed 8" sanitary sewer line running across the easterly portion of said tract, a ramp in the southeast corner of said tract and a 10' easement for utility purposes running across the easterly and central portions of said tract.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6679 PAGE 782

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.	1,340,000.00		
			3484.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 3493.50-	
			5603A10/10/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 7 0 2

IDENTIFICATION REFERENCE

OCT 10 2 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181109