6744

BOOK 6774 PAGE 876

VILLAGE SQUARE PROFESSIONAL BUILDING
NASHVILLE, TENNESSEE

CBRJR/jm
1-20-86 Revising 1-9-86

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
TENNESSEE TRUST COMPANY, TRUSTEE 2517 Lebanon Road Nashville, TN 37214	SAME	Map 96-1 Parcel 67 FB No. 3D-4405

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT J. BALTZ, JR. and DON L. GAINES, ("Grantors"), have bargained and sold, and by these presents do transfer, convey and warrant unto TENNESSEE TRUST COMPANY, TRUSTEE, for Point Place Partners, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater, for
[this transfer is $587,500.00.
[
[AFFIANT
[Subscribed and sworn to before me this 31st day of January,
[1986.
[
[NOTARY PUBLIC
[My Commission Expires: 7-27-86
[

This is improved real property, known as Village Square Professional Building, 2817 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

The spouses of Grantors have joined in the execution of this instrument to waive their respective marital rights, if any, in the Property.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed as of the 31st day of January, 1986.

GRANTORS:

ROBERT J. BALTZ, JR.

KATHERINE H. BALTZ
(Mrs. Robert J. Baltz, Jr.)

DON L. GAINES

SARA GAINES
(Mrs. Don L. Gaines)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Sandy Moore Jr., a Notary Public in and for said County and State, the within named Robert J. Baltz, Jr., 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 30th day of January, 1986.

Sandy Moore Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Sandy Moore Jr., a Notary Public in and for said County and State, the within named Katherine H. Baltz, who acknowledged herself to be the spouse of Robert J. Baltz, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of January, 1986.

Sandy Moore Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Sandy Moore Jr. a Notary Public in and for said County and State, the within named Don L. Gaines, 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 January, 1986.

Sandy Moore Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Damon Moore Jr., a Notary Public in and for said County and State, the within named Sara Gaines, who acknowledged herself to be the spouse of Don L. Gaines, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 29th day of January, 1986.

Damon Moore Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-86

EXHIBIT "A"

VILLAGE SQUARE PROFESSIONAL BUILDING
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

BEING a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Lebanon Pike and located East of Donelson Pike, more particularly described according to a survey of Kimley-Horn & Associates, Inc., dated December 16, 1985, revised January 2, 1986 (Job No. 3632.00), as follows:

BEGINNING at an iron pin in the southerly margin of Lebanon Pike, 173 feet, more or less from the easterly margin of Donelson Pike; thence, with said Pike, S 71° 40' E, 236.84 feet to an iron pin; thence, leaving Lebanon Pike, S 05° 09' W, 306.84 feet to an iron pin; thence, N 83° 15' W, 254.34 feet; thence, N 05° 31' E, 258.14 feet to an iron pin; thence, S 71° 07' E, 18.00 feet to an iron pin, set this survey; thence, N 07° 45' E, 100.00 feet to the point of beginning, and containing 82,313 square feet or 1.89 acres, more or less, according to said survey.

TOGETHER with the permissive rights granted to Martin Theatres of Georgia, Inc., by The Crescent Company, by an Agreement of record in Book 3946, Page 384, Register's Office for Davidson County, Tennessee, said right being a permit of ingress and egress over and upon the adjoining real estate of The Crescent Company through the vehicular ramp and pedestrian walkway as now constructed between the South side of the hereinabove described real property and the North side of the real property of The Crescent Company described in said Agreement.

BEING the same property conveyed to C. E. Hooper, R. E. Hooper and Don L. Gaines, by deed from Martin Theatres of Georgia, Inc., as of record in Book 4746, Page 24, Register's Office for Davidson County, Tennessee, the interest of C. E. Hooper having been conveyed to Robert J. Baltz, Jr., and the interest of R. E. Hooper having been conveyed to Don L. Gaines, both by a Quitclaim Deed as of record in Book 4933, Page 142, Register's Office for Davidson County, Tennessee.

TOGETHER with all of Grantors' rights, title and interest in and to the following additional real property:

> All strips or gores, if any, within the above described real property and abutting or adjoining said real property; any and all land lying in or under the bed of any street, alley, road or right of way, opened or proposed, within, abutting or adjacent to the above described real property; and all other real property adjoining or contiguous to the above described real property.

EXHIBIT "B"

VILLAGE SQUARE PROFESSIONAL BUILDING
NASHVILLE, TENNESSEE

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PERMITTED EXCEPTIONS

1. Metropolitan Nashville and Davidson County, Tennessee, real and personal property taxes for 1986, a lien, but not presently due and payable.

2. Rights of tenants in possession under unrecorded leases.

3. Agreement, dated August 1, 1979, by and between Dr. Don L. Gaines and Baltz Brothers Partnership (Lessor) and Witt Sign Co., Inc. (Lessee), as of record in Book 5498, Page 638, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by an instrument of record in Book 5631, Page 299, Register's Office for Davidson County, Tennessee.

5. Permissive easement contained in an instrument of record in Book 3946, Page 384, Register's Office for Davidson County, Tennessee.

6. Matters shown on an as-built survey of Kimley-Horn & Associates, Inc., entitled "Village Square Professional Building," dated December 16, 1985, revised January 2, 1986 (Job No. 3632.00).

7. Deed of Trust, executed by C. E. Hooper and wife, Peggy K. Hooper, R. E. Hooper and wife, Linda H. Hooper, and Don L. Gaines and wife, Sarah H. Gaines, to L. W. Richardson and J. M. Wiltshire, Jr., Trustees, as of record in Book 4868, Page 737, Register's Office for Davidson County, Tennessee.

8. Assignment of Leases, Rents, and Profits from C. E. Hooper and wife, Peggy K. Hooper, R. E. Hooper and wife, Linda H. Hooper, and Don L. Gaines and wife, Sarah H. Gaines, to Home Beneficial Life Insurance Company of Richmond, Virginia, as of record in Book 4868, Page 745, Register's Office for Davidson County, Tennessee.

7.3213

IDENTIFICATION REFERENCE

JAN 31 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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RECEIVED OF _____

FOR _____

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
			567500.00- CAPIT.	
			1527.50 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 1546.00-	
			117401/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3213

IDENTIFICATION REFERENCE

JAN 31 4 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215808