BOOK 6830 PAGE 984

File 37

THIS INSTRUMENT PREPARED BY:
G. Wendell Thomas, Jr.
Kennerly, Montgomery & Finley, P.C.
P. O. Box 442
Knoxville, Tennessee 37901
Phone: 546-7311

RESPONSIBLE TAXPAYER
Name: Crow-Cleveland
Limited Partnership
Address: P. O. Box 1589
Brentwood, TN
37027

o o O o o

148-0-185
134-0-189
134-0-188

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,350,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lawrence B. Cleveland
Affiant

Subscribed and sworn to before me this 16th day of April, 1986.

Loretta B. Lane
Notary Public

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/18/87

o o O o o

WARRANTY DEED
(TENNESSEE)

THIS INDENTURE, made this 16th day of April, 1986, between MFW, Ltd., a Tennessee limited partnership, Grantor, and CROW-CLEVELAND LIMITED PARTNERSHIP, a Texas limited partnership, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit: Situate in District No. One of Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its representatives, successors and assigns does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all

3870 04/13 0512,55 STOCK

persons whomsoever to Grantee, Grantee's successors and assigns; and that such premises are free from all encumbrances except for the lien of ad valorem real property taxes for the year 1986 and subsequent years and plan of record in Book 4660, page 172, Davidson County Register's Office, and plan of record in Book 6250, page 835, aforesaid Register's Office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED, PROVIDED, THAT THIS PARAGRAPH SHALL IN NO WAY LIMIT GRANTEE'S RIGHTS AND REMEDIES AGAINST GRANTOR OR AGAINST ANY TITLE COMPANY INSURING TITLE TO THE PROJECT CONVEYED HEREIN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the date first above written.

MFW, LTD.

By _____
Its General Partner

STATE OF TENNESSEE)
: ss
COUNTY OF Knox)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Milton A. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of MFW, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

WITNESS my hand and seal, at office in Knoxville, this 15 day of April, 1986.

Deborah A Campbell
Notary Public

My commission expires: 10/19/89

GWT:gl/0204H

APR 16 3 51 PM '86
FELIX P. RUSSELL JR.
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

92205

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, said tract fronting on Interstate I-24 to the Northeast and being located at the intersection of Wallace Road with Linbar Drive and being comprised of Century Center Park, Lots 6 and 7, as of record in Plat Book 4660, page 172, R.O.D.C., and the MFW, LTD. Property as of record in Deed Book 5888, page 100, said MFW, LTD., property being a portion of Reserve Parcel "A" and Lot 2 of Century Center Park as of record in Plat Book 4675, page 97, said Register's Office, and being more particularly described according to a Boundary Survey by Cumberland Tectonics, Inc., dated December 12, 1984, and revised December 17, 1984, as follows:

Beginning at a concrete monument, said monument being located at the intersection of the Linbar Drive North right-of-way margin with the Wallace Road East right-of-way margin;

Thence, leaving said Linbar Drive North right-of-way margin, passing through a concrete monument, and with the East right-of-way margin of said Wallace Road, N 0° 05' E, 326.31 feet to a point;

Thence, continuing with the East margin of Wallace Road, N 2° 50' E, 103.32 feet to a point, said point being in the East right-of-way margin of Wallace Road and being the Southwest corner of the Cork and Cleaver property as of record in Deed Book 5634, page 977, R.O.D.C.;

Thence, leaving said Wallace Road East right-of-way margin and with said Cork and Cleaver South boundary, S 87° 23' 05" E, 252.37 feet to a point, said point being a corner in the said Cork and Cleaver South boundary;

Thence, continuing with the said Cork and Cleaver South boundary, and passing through a concrete monument, N 59° 46' E, 64.17 feet to a point, said point being the Southeast corner of said Cork and Cleaver property;

Thence, with said Cork and Cleaver East boundary, N 2° 51' 37" E, 118.49 feet to a point, said point being the Northeast corner of said Cork and Cleaver property and being a point in the South boundary of the American Heritage Inn property as of record in Deed Book 5121, page 948, R.O.D.C.;

Thence, leaving said Cork and Cleaver property and with said American Heritage Inn South boundary, S 86° 40' 27" E, 156.07 feet to a concrete monument, said point being a corner in the South boundary of said American Heritage Inn property;

Thence, continuing with said American Heritage Inn South boundary N 48° 44' 50" E, 281.34 feet to a point in the West right-of-way margin of Interstate I-24, said point being the corner of a stone wall and being the Southeast corner of said American Heritage Inn property;

Thence, leaving said American Heritage Inn property and with said West right-of-way margin of Interstate I-24 and crossing a 20-foot sewer easement as of record in Plat Book 4660, page 172, and a 30-foot drainage and utility easement as of record in Plat Book 4660, page 172, S 30° 12' 34" E, 694.92 feet to a point, said point being in the West right-of-way margin of Interstate I-24 and being the Northeast corner of Century

Thence, leaving said right-of-way margin and with said Century Center Park Lot 5 North boundary, S 59° 46' 09" W, 227.36 feet to a point, said point being a corner in the North boundary of said Century Center Park Lot 5 property;

Thence, continuing with said Century Center Park Lot 5 North boundary, N 30° 13' 51" W, 23.00 feet to a concrete monument, said monument being a corner in said Century Center Park North boundary and being in the aforementioned 30-foot drainage and utility easement;

Thence, continuing with said Century Center Park Lot 5 North boundary, leaving said 30-foot drainage and utility easement, crossing said 20-foot sewer easement and running with the South margin of a 20-foot drainage and utility easement as of record in Plat Book 4660, page 172, S 59° 46' 09" W, 344.99 feet to a concrete monument, said monument being the Northwest corner of said Century Center Park Lot 5 property;

Thence, leaving said 20-foot drainage and utility easement and with said Century Center Park Lot 5 West boundary and crossing a 20-foot drainage and utility easement as of record in Plat Book 4675, page 97, S 30° 14' 09" E, 227.99 feet to a point, said point being said Century Center Park Southwest corner and being a point in the North right-of-way margin of Linbar Drive;

Thence, leaving said Century Park Lot 5 property and with said Linbar Drive North right-of-way margin, S 61° 06' 09" W, 104.71 feet to a concrete monument, said monument being a point in the North margin of Linbar Drive and the beginning of a curve to the right;

Thence, with a curve to the right crossing the junction of said 20-foot drainage and utility easement, and a 30-foot drainage and utility easement as of record in Plat Book 4660, page 172, said curve having a central angle of 90° 44' 56", a radius of 309.61 feet, a chord length of 440.71 feet, and a curve length of 490.38 feet to a concrete monument;

Thence continuing with said Linbar Drive East margin, N 28° 08' 54" W, 276.97 feet to the point of beginning;

Said tract containing 15.88 acres (691,635.91 square feet) more or less.

Being the same property conveyed to M F W, Ltd., a Tennessee Limited Partnership by deed from U. Grant Browning and C. T. Scott, Trustee as of record in Book 5693, page 311, and by deed from E. J. Preston and wife, Frances W. Preston as of record in Book 5888, page 100, both in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6830 PAGE 987

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

Co. 1,350,000.00

3510.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 3519.50-
3870A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92205

IDENTIFT REFERENCE

APR 16 3 51 PM '86

FELIX Z. WILSON RE REGISTER
DAVIDSON COUNTY TN

No. 237940