B of 31

BOOK 6908 PAGE 563

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Prudential-Bache/Watson & Taylor, Ltd.-4 4015 Beltline Road Dallas, TX 75381-9092	Same	93-15-60

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DOWNTOWN BUSINESS CENTERS, LTD., a Tennessee Limited Partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD-4, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 1 on the Russell W. Brothers, Sr. Subdivision, of record in Book 5800, Page 187, as corrected by instrument of record in Book _____, page ___, said Register's Office for Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a point in the easterly margin of Third Avenue, South, and the southerly margin of Ash Street; thence with the southerly margin of Ash Street North 58° 48' 30" East 285.85 feet to a point in the westerly margin of Second Avenue, South; thence, with the westerly margin of Second Avenue, South, South 30° 42' 10" East 304.48 feet to a point in the north margin of Lindsley Avenue; thence with the northerly margin of Lindsley Avenue, South 58° 41' 39" West 285.59 feet to a point in the easterly margin of Third Avenue, South; thence with the easterly margin of Third Avenue, South, North 30° 45' 12" West, 305.04 feet to the point of beginning.
>
> Being the same property conveyed to Downtown Business Centers, Ltd., by deed from Russell W. Brothers, Sr., of record in Book 6080, page 77, and by deed of correction of record in Book 6908, page 560, Register's Office for Davidson County, Tennessee.

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on Exhibit A hereto. Grantor does further covenant and bind itself, its successors and representatives 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, whomsoever.

WITNESS our hands this 30 day of June, 1986.

DOWNTOWN BUSINESS CENTERS, LTD.
BY:

Charles A. Ritzen, General Partner

I. C. Waddey, General Partner

EQUITY CAPITAL CORPORATION,
General Partner

By: Pres.
Duly Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble of the state and county aforesaid, personally appeared Charles A. Ritzen, 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 general partner of Downtown Business Centers, Ltd., the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, this 30 day of June, 1986.

Notary Public

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble, of the state and county aforesaid, personally appeared I. C. Waddey, 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 general partner of Downtown Business Centers, Ltd., the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, this 30 day of June, 1986.

Notary Public

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble of the state and county aforesaid, personally appeared Charles A. Ritzen, 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 (or other officer authorized to execute the instrument) of Equity Capital Corporation, General Partner of Downtown Business Centers, Ltd., the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 1986.

Debbie Tribble
Notary Public

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,250,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lia E. Pardi
attorney for Grantee

Sworn to and subscribed this 30 day of June, 1986.

Debbie Tribble
Notary Public

My Commission Expires:

9-20-86

JH/fjj

EXHIBIT "A"

BOOK 6908 PAGE 566

1. 1986 or current years taxes, a lien, but not yet due and payable.

2. Plan of record in Plat Book 5800, page 187, Register's Office of Davidson County, Tennessee, including the Owner's Certificate and a 5-foot building setback line from Second Avenue South, as corrected by a Deed of Correction of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

3. Such encroachments, easements, utility installations and notations shown on an as-built survey prepared by AA Engineers, Inc., dated June 30, 1986.

JH/fjo

17454

IDENTIFICATION REFERENCE

JUL 3 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
		2,250,000.00 CAMT		
			5850.00 CSTAX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK 5862.50-	
3613A07/03/86		BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17454

IDENTIFI REFERENCE

JUL 3 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267070