| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| GAS Partnership<br>33 Music Square West #104A<br>Nashville, Tennessee | Same | 92-16-A-3CO<br><br>10W-07833 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

Fdl

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Georgetown Place Associates, Ltd., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto said GAS PARTNERSHIP, a partnership ——————— (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.

Robert D. [illegible]
Affiant

Subscribed and sworn to before me this 31st day of July, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

NOTARY PUBLIC
DAVIDSON COUNTY

2. The Plan of record in Book 6050, page 30, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and a 10 foot minimum building setback line from Music Square West.

3. All matters contained in the Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums, of record in Book 6241, page 303 and first amendment thereto of record in Book 6431, page 85, Register's Office for Davidson County, Tennessee and Bylaws appended thereto of record in Book 6241, page 334, said Register's Office.

4. Easement for right of way retained by Metropolitan Government of Nashville and Davidson County by Council Bill No. 77-577.

This is improved property, known as Unit 104A, Georgetown Place Office Condominiums, 33 Music Square West, Nashville, 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, Grantees' heirs and assigns, forever.

And Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GEORGETOWN PLACE ASSOCIATES, LTD.,
a Tennessee limited partnership

By: Elkay Properties, Inc.,
Managing General Partner

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public in and for the County and State aforesaid, personally appeared Henry E. Kromer, 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 Executive Vice President of Elkay Properties, Inc., a corporation, which corporation is the managing general partner of Georgetown Place Associates, Ltd., the within named bargainor, a limited partnership, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of Elkay Properties, Inc. as managing general partner on behalf of the limited partnership by himself as Executive Vice President.

WITNESS my hand and seal, at office in Nashville Tennessee, this 31st day of July, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/[illegible]/87

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY TENN.

**EXHIBIT A**

Land and improvements in Davidson County, Tennessee, described as:

Being Unit No. 104A as shown on the Master Deed for Georgetown Place Office condominiums of record in Book 6241, page 303, as revised by a First Amendment thereto of record in Book 6431, page 85, Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place of record in Book 6050, page 30, which Plan voided, vacated and superceded the recording of Lots Numbers 84 through 88, inclusive, of the O.B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, said Register's Office.

Being part of the same property conveyed to Georgetown Place Associates, a Tennessee limited partnership Elkay Properties, Inc., managing partner by deeds from Ron Chancey of record in Book 6239, page 817, and by deed from Kelso Herston and James T. Smith, as tenants in common of record in Book 6239, page 814, Register's Office for Davidson County, Tennessee.

27378
IDENTIFICATION REFERENCE
AUG 1 11 56 AM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 984

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

175000.00- CO TX
490.00 CO TX
.50 PRFEE
12.00 MOR T
CHECK 502.50-
5215A08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27378

IDENTIFICATION REFERENCE

AUG 1 11 56 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 278428