BOOK 7022 PAGE 687

This Instrument prepared by:
John W. Valley, Jr.
21st Floor, First American Ctr.
Nashville, TN. 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 1986.

Barbara A. Wilson
Notary Public

My Commission Expires: 1/28/90

Address new owners as follows:

James W. Ayers
Farmers State Bank
P.O. Box 328
Lexington, Tenn. 38351

Send Tax Bills To: SAME

Map-Parcel Numbers:
Map 106-00-0 036
Field Bk #2DA 63520

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, NWI IV, Ltd., a Tennessee Limited Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. AYERS, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike, on the southeast by the Metropolitan Industrial Park spur of the L & N Railroad, and located generally west of Mill Creek and east of Spence Lane, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way of Elm Hill Pike, as widened, 530 feet more or less, west of said right-of-way intersection with the center-line of said L & N Railroad; thence, leaving the southerly right-of-way of Elm Hill Pike, South 50 degrees 59' East 301.20 feet to a point on the northwesterly right-of-way of L & N Railroad, 30 feet from the centerline of said railroad track; thence, in a southwesterly direction, 30 feet northwesterly from and parallel to the centerline of said railroad track and along a curve to the right having a radius of 3,789.83 feet and a central angle of 05 degrees 47' 59", a distance of 383.62 feet to a point; thence, continuing 30 feet northwesterly from and parallel to the centerline of said railroad track, South 45 degrees, 09' 42" West 188.24 feet to a point; thence, leaving said railroad, North 50 degrees 59' West 307.85 feet to a point; thence, North 39 degrees 01' East

280.00 feet to a point; thence, North 13 degrees 28' 04" West 138.12 feet to a point on the south right-of-way of Elm Hill Pike; thence, along said margin of Elm Hill Pike, North 76 degrees 31' 56" East 259.57 feet to a point of beginning, containing 4.62 acres, more or less, according to a survey made by Barge, Waggoner, Sumner and Cannon, dated July 28, 1973.

BEING the same property conveyed to NWI IV, Ltd., by deed from ROBERT J. BALTZ, et al, of record in Book 6483, Page 246, Register's Office for Davidson County, Tennessee, and as corrected by an Instrument of Correction of record in Book 6500, Page 541, said Register's Office for Davidson County, Tennessee.

This is improved property, known as 1601 Elm Hill Pike, Nashville, Tennessee, 37210.

This conveyance is made subject to:

1. 1986 Metro taxes which have been prorated and assumed by Grantee.

2. Slope easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4150, Page 164, said Register's Office.

3. Easement for common ingress and egress as reserved in Deeds of Trust of record in Book 4943, Page 910, and Page 922, Register's Office for Davidson County, Tennessee, and also conveyed by instrument of record in Book 5295, Page 969, said Register's Office.

4. A 20 foot permanent and 20 foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5272, Page 369, said Register's Office.

5. Deed of conveyance of water lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5291, Page 677, said Register's Office.

6. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4878, Page 147, said Register's Office.

7. Deed of conveyance of water lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5357, Page 370, said Register's Office.

8. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5297, Page 135, said Register's Office.

9. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5357, Page 365, said Register's Office.

10. Right of ingress and egress to the easement conveyed to South Central Bell Telephone and Telegraph Company of record in Book 3074, Page 527, said Register's Office.

11. Rights of parties in possession under written leases of Seaboard System Railroad.

12. Title to that portion of the premises embraced within

the bounds of any roads or highways or embraced within the bounds of Seaboard System Railroad.

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, his heirs, successors and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of October, 1986.

NWI IV, Ltd.

By: NWI X, General Partner

By: Robert W Buckley
Albert W. Buckley, Jr.,
Partner

By: John W. Nelley
John W. Nelley, Jr., Partner

STATE OF TENNESSEE)(
COUNTY OF DAVIDSON)(

Before me, Barbara A. Wilson, a Notary Public of the State and County aforesaid, personally appeared ALBERT W. BUCKLEY, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of NWI X, said NWI X being the General Partner of NWI IV, Ltd., the within named bargainor, and that ALBERT W. BUCKLEY, JR., as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of October, 1986.

Barbara A. Wilson
NOTARY PUBLIC

My Commission Expires: 1/21/90.

STATE OF TENNESSEE)(
COUNTY OF DAVIDSON)(

Before me, Barbara A. Wilson, a Notary Public of the State and County aforesaid, personally appeared JOHN W. NELLEY, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of NWI X, said NWI X being the General Partner of NWI IV, Ltd., the within named bargainor, and that JOHN W. NELLEY, JR., as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of October, 1986.

Barbara A. Wilson
NOTARY PUBLIC

My Commission Expires: 1/2/90

5 7 3 6 7

IDENTIFICATION REFERENCE

OCT 28 2 12 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
	CO	2,400,000.00		

6720.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 6732.50-
9343A10/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 3 6 7

IDENTIF. REFERENCE

OCT 28 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.05474