Name of Mortgagee: Third National Bank
In Nashville
Third Nat'l Bank Bldg.
Nashville, TN 37244

This instrument Prepared By:
[illegible] JR.
[illegible]
222 [illegible] N.
[illegible]
[illegible] 37210

File 41

ADDRESS NEW OWNER:

R. L. Eatherly,
Trustee
2200 Selma Ave.
Nashville, TN
37214

SEND TAX BILLS TO:

SAME

MAP-PARCEL NOS.:

Map 135-1
Parcel 101
2DU-08895

BOOK 7069 PAGE 233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BVT Airport Business Park, Ltd., a Tennessee limited partnership (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly 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 exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property known as ____ Murfreesboro Road, Nashville, Tennessee 37217.

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

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey the Property, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 12th day of December, 1986.

BVT AIRPORT BUSINESS PARK, LTD.

By: Willie K. Davis
Willie K. Davis,
General Partner

By: HARALD VON SCHARFENBERG,
General Partner

By: Willie K. Davis
Willie K. Davis,
Attorney-in-Fact

By: BVT DEVELOPMENT, INC.,
General Partner

By: Willie K. Davis
Willie K. Davis, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Stephanie Ellen Shupe, a Notary Public of the State and County aforesaid, personally appeared Willie K. Davis, 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 BVT Airport Business Park, Ltd., the within named bargainor, a 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 Nashville, Tennessee, this 12 day of December, 1986.

Stephanie Ellen Shupe
Notary Public
My Commission Expires: 7-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Stephanie Ellen Shupe, a Notary Public of the State and County aforesaid, personally appeared Willie K. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney-in-Fact for Harald von Scharfenberg, who is a General Partner of BVT Airport Business Park, Ltd., the within named bargainor, a limited partnership, and that he, as such Attorney-in-Fact for such General Partner, executed the foregoing instrument in behalf of such General Partner for the purposes therein contained and as the free act and deed of such General Partner, by signing the name of such General Partner on behalf of the limited partnership by himself as Attorney-in-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of December, 1986.

Stephanie Ellen Thorpe
Notary Public
My Commission Expires: 7-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Stephanie Ellen Thorpe, a Notary Public of the State and County aforesaid, personally appeared Willie K. Davis, 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 of BVT Development, Inc., a corporation, which corporation is a General Partner of BVT Airport Business Park, Ltd., the within named bargainor, a limited partnership, and that he, as such President of such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of BVT Development, Inc. as General Partner on behalf of the limited partnership by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of December, 1986.

Stephanie Ellen Thorpe
Notary Public
My Commission Expires: 7-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $803,464.20.

Affiant

Subscribed and sworn to before me, this the 12 day of December, 1986.

Stephanie Ellen Thorpe
Notary Public
My Commission Expires: 7-17-88

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Reserved Parcel 1 on the plat of Town Park Estates, as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and a portion of which is shown as Reserved Parcel "A" on the plat of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Citation Drive, said iron pin being the southeast corner of Lot No. 203 as shown on the plan of Town Park Estates as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Parcel 352 on Tax Map 135, conveyed to Milton Grossman, Trustee, by deed of record in Book 5562, page 553, Register's Office for Davidson County, Tennessee; thence, with the common line between the herein described tract and Milton Grossman, Trustee, N 13 deg. 43' 43" E 572.69 feet to an existing concrete highway monument (broken) on the southerly right-of-way line of Murfreesboro Pike, U.S. 41 and 70-S, said concrete highway monument being the point of curve of Murfreesboro Road at Hwy. Sta. 303 +70.3; thence, with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3750'), southeasterly a distance of 519.97 feet to an existing concrete highway monument (broken) and having a chord bearing and distance of S 62 deg. 26' 59" E 519.556 feet; thence, with an offset in the right-of-way line of Murfreesboro Pike N 36 deg. 11' 51" E 10.00 feet to an existing concrete highway monument (broken); thence, continuing with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3760'), southeasterly a distance of 43.65 feet to an existing iron pin at the northwesterly corner of Lot No. 1 on the plan of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and having a chord bearing and distance of S 60 deg. 29' 56" E 43.646 feet; thence, with the westerly line of Lot No. 1 Town Park Estates Section III S 34 deg. 48' 13" W 150.07 feet to an existing iron pin; thence, with the southerly line of Lot No. 1 S 56 deg. 15' 44" E 175.18 feet to an existing iron pin on the westerly right-of-way line of Town Park Drive; thence, with the westerly right-of-way line of Town Park Drive S 34 deg. 57' 00" W 178.81 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 25.00'), southwesterly a distance of 39.27 feet to an iron pin set on the northerly right-of-way line of Citation Drive and having a chord bearing and distance of S 79 deg. 57' 00" W 35.355 feet; thence, with the northerly right-of-way line of Citation Drive N 55 deg. 03' 00" W 146.21 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 371.62') southwesterly a distance of 475.33 feet to the point of beginning and having a chord bearing and distance of S 88 deg. 18' 24" W 443.586 feet, containing 234,028 sq. ft. or 5.373 acres, more or less.

Being the same property conveyed to BVT Airport Business Park, Ltd. by deed from Martin Zeitlin and wife, Shirley Zeitlin, and Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6181, page 263, Register's Office for Davidson County, Tennessee.

Included, but expressly excluded from the foregoing, is a cemetery described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Citation Drive, said iron pin being the southeast corner of Lot No. 203 as shown on the plan of Town Park Estates, of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Parcel 352 on Tax Map 135 conveyed to Milton Grossman, Trustee, by deed of record in Book 5562, page 553, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way line of Citation Drive with a curve to the right (radius 371.62'), northeasterly a distance of 261.33 feet to a point on said right-of-way line; thence, with a line radial to the aforementioned curve, N 2 deg. 57' 11" E 13.9 feet to an iron pin set at the southeasterly corner of said cemetery, the point of beginning; thence, with the southerly line of said cemetery, N 86 deg. 09' 43" W 53.43 feet to an iron pin set; thence, with the westerly line of said cemetery, N 11 deg. 52' 46" E 92.56 feet to an iron pin set; thence, with the north line of said cemetery, S 68 deg. 51' 37" E 49.77 feet to an iron pin set; thence, with the easterly line of said cemetery S 9 deg. 03' 56" W 77.17 feet to the point of beginning and containing 4,327 sq. ft. or 0.099 acres, more or less.

73046

IDENTIFICATION REFERENCE

Dec 15 2 17 PM '86

EXHIBIT B

1. 1986 real property taxes, which have been prorated and assumed by the Grantee;

2. All matters appearing on the Plans of record in Plat Book 3300, page 65, and in Plat Book 4060, page 161, Register's Office for Davidson County, Tennessee, except for the easement for sub-soil sewerage disposal which was omitted by Amendment to Plat of record in Book 6181, page 258, said Register's Office;

3. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4308, page 634, said Register's Office;

4. Easement to Milton Grossman, Trustee, for construction and maintenance of sewer line, of record in Book 5973, page 720, said Register's Office;

5. Rights of the public in general in and to the cemetery located within the bounds of the Property and shown on the survey of the Property prepared by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, together with rights of ingress and egress thereto;

6. Joint access easement by and between BVT Airport Business Park, Ltd. and Corporex Development Services, Inc., of record in Book 6709, page 861, said Register's Office; and

7. The survey of the Property prepared by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, and the surveyor's report dated August 13, 1983, revised August 4, 1986, shows overhead power and telephone service lines crossing the northeasterly corner (serving existing liquor store/market at the northeast corner), anchor wire on pole from Town Park Drive, and anchor wire on pole from Citation Drive.

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 239

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	[illegible]
			2249.33	[illegible]
			.50	[illegible]
			10.00	[illegible]
				[illegible]
12/08/86	SAL			.[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73046

IDENTIFICATION REFERENCE

DEC 15 2 17 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No22991