WARRANTY DEED

File Box 6-car

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
BCMP INVESTMENTS, a Tennessee General Partnership 4001 Crestridge Nashville, TN. 37204	Commerce Union One Commerce Place Nashville, TN.	93-14/ 564

74328

TENNESSEE REFERENCE

Dec 18 11 21 AM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00 .

John D. Pierce
Affiant

Subscribed and sworn to before me this 17th day of November, 1986.

Janice Lynn Nibbins
Notary Public

Commission expires: 5/13/89

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JAMES V. DEARING, JR., also known as JAMES V. DEARING, and MEREDITH L. DEARING, now known as MEREDITH DEARING PERRY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BCMP INVESTMENTS, a Tennessee General Partnership, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the Plan of Edgehill Estate, Section Sixty-Six, of record in Book 4460, Page 157, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northerly margin of Division Street at the common corner of Lots 4 and 5; thence with the line between said lots, North 22° 50' 06" East, 215.05 feet to an iron pin in the south margin of Alley No. 230; thence with same, South 82° 44' 15" East, 114.08 feet to a monument, beginning of a curve; thence around said curve southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, South 6° 19' 45" West, 141.40 feet to a monument; thence southwest along a curve to the right 98.49 feet to a monument; thence South 40° 31' 45" West, 4.10 feet to a monument; thence westerly around a curve to the right having a radius of 20 feet; a distance of 30 feet to a monument in the northerly margin of Division Street; thence with the same westerly 150 feet to the point of beginning.

Being the same property conveyed to James V. Dearing, Jr. by deed from William H. Daniel, Trustee of record in Book 4995, page 355, Register's Office for Davidson County, Tennessee. Also being property conveyed to Meredith L. Dearing by James V. Dearing, Jr. (a 19 1/2 % interest in and to) of record in Book 5000, page 314, said Register's Office; and property conveyed to Harry H. Dearing by James V. Dearing (a 19 1/2 % interest in and to) of record in Book 5000, page 312, said Register's Office, the said Harry H. Dearing having since died. Reference is also made to Book 5242, page 39 conveying the 19 1/2 % interest of Harry H. Dearing to James V. Dearing, Trustee, and to Book 6575, page 656 conveying said 19 1/2 % interest from James V. Dearing, Trustee to James V. Dearing.

Subject to restrictive covenants contained in instrument of record in Book 4220, page 723 and Book 4899, page 101, Register's Office for Davidson County, Tennessee.

Subject also to the plan of record in Book 4460, page 157, said Register's Office, showing an Owner's Certificate, Building setback to be determined at time building permit is to be issued and in no case shall such setback be less than that specified by restrictive covenants as recorded in Book 4220, page 723, Register's Office for Davidson County, Tennessee.

Subject to easement retained for public utilities as set out in Ordinance No. 72-368, a certified copy of which is of record in Book 4659, page 7, Register's Office for Davidson County, Tennessee; and subject also to recorded plan showing an easement for public utilities across the south and southeast part of said lot, and an overhang easement across the north part of said lot.

Betsy G. Dearing, wife of the said James V. Dearing, Jr., joins in the execution of this instrument for the sole purpose of conveying whatever rights she may have in and to the above property by her marital status.

J. E. Perry, husband of the said Meredith Dearing Perry, joins in the execution of this instrument for the sole purpose of conveying whatever rights he may have in and to the above property by his marital status.

This is unimproved/improved property, known as 908 Division Street, 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, its successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and 1986 real estate property taxes, which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our heirs 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 16TH day of DECEMBER, 1986.

James V. Dearing, Jr., also known as James V. Dearing

Betsy G. Dearing

Meredith L. Dearing, now known as Meredith Dearing Perry

J. E. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of December, 1986, before me personally appeared JAMES V. DEARING, JR., also known as JAMES V. DEARING, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tn, this 16th day of December, 1986.

Notary Public

My Commission Expires:
1/21/90

STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

On this **12th** day of DECEMBER, 1986, before me personally appeared BETSY G. DEARING, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Port Charlotte, this **12th** day of DECEMBER, 1986.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 23,1988
BONDED THRU GENERAL INS. UND.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of December, 1986, before me personally appeared MEREDITH L. DEARING, now known as MEREDITH DEARING PERRY and husband, J. E. PERRY, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville Tn, this 16th day of December, 1986.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7073 PAGE 449

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
			60[illegible] .0-	[illegible]
			1680.[illegible]	[illegible]
			.50	[illegible]
			12.00	[illegible]
				[illegible] 1692.50-
			0630A12/[illegible]	[illegible] .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74328

IDENTIFICATION REFERENCE

Dec 18 11 21 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 24380