pcdbdh0362 12/23/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Metropolitan Airport Center Limited c/o Miller G. Kimbrough, Jr. 4400 Harding Road, Suite 700 Nashville, TN 37205	Tulip Grove Partnership c/o Miller G. Kimbrough, Jr. 4400 Harding Road, Suite 700 Nashville, TN 37205 Commerce Union Bank One Commerce Place Nashville, TN 37239	Map 75-4, Parcel 172

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TULIP GROVE PARTNERSHIP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN AIRPORT CENTER LIMITED, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on Exhibit A.

Said property is conveyed subject to the matters listed on Exhibit B.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

Grantor hereby reserves a vendor's lien in the amount of $960,000.00 to secure the unpaid portion of the purchase price.

WITNESS our hands this 26 day of December, 1986.

76839

IDENTIFICATION REFERENCE

Dec 29 2 56 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

TULIP GROVE PARTNERSHIP

By: _____
Miller G. Kimbrough, Jr.,
Partner

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miller G. Kimbrough, Jr., 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 Tulip Grove Partnership, the within named bargainor, a Tennessee general partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville Davidson County, Tennessee, this 26th day of December 1986.

Debra K. Vanbuckle
Notary Public

My Commission Expires:

5-13-89

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,200,000.

x
Affiant

Sworn to and subscribed before me this 26th day of December, 1986.

Debra K. Vanbuckle
Notary Public

My Commission Expires:

5-13-89

EXHIBIT A

[Property Description]

Land in the 2nd, formerly the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor. #823, dated January 13, 1984, and known as Job. No. 84-002 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Lebanon Road and the westerly margin of Tulip Grove Road; thence with the westerly margin of Tulip Grove Road 25' from the centerline S 04 deg. 31' 40" W 457.48' to an iron pin; thence with a turnout curve to the right having a radius of 25.00' and a long cho4d of 35.36' said chord having a bearing of S 49 deg. 31' 40" W a distance along the curve of 39.27' to an iron pin set; thence with the northerly margin of Raleigh Drive and a curve to the left having a radius of 318.74' and a long chord of 210.57', said chord having a bearing of S 75 deg. 14' 23" W a distance along the curve of 214.60' to an existing concrete monument; thence leaving the said Raleigh Drive and with the boundary of Sunset Park of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee, the next three calls: N 34 deg. 00' 01" W 125.10' to an iron pin set; thence S 49 deg. 47' 26" W 111.30' to an iron pin set; thence S 45 deg. 14' 26" W 253.91' to an existing monument; thence with the line of Tulip Grove Section 7 of record in Book 4300, page 186, Register's Office of Davidson County, Tennessee, the next four calls: N 56 deg. 30' 00" W 301.67' to a monument; thence 87 deg. 29' 50" W 193.32' to an existing iron pin; thence N 87 deg. 43' 20" W 46.96' to a monument; thence N 02 deg. 08' 03" E 91.58' to a monument; thence with the line of South Central Bell Telephone Co. land S 88 deg. 51' 33" E 50.08' to a set iron pin; thence N 01 deg. 55' 59" E 250.99' to an iron pin set on the southerly margin of Lebanon Road; thence with the southerly of the said Lebanon Road as follows: S 88 deg. 36' 52" E 142.05' to a monument; thence with a curve to the left having a radius of 1945.00' and a long chord of 223.56' said chord having a bearing of N 88 deg. 05' 28" E a distance along the curve of 223.68' to a monument; thence S 05 deg. 12' 12" E 5.00' to a set iron pin; thence with a curve to the left having a radius of 1950.00' and a long chord of 413.67', said chord having a bearing of N 78 deg. 42' 28" E, a distance along the curve of 414.45' to a set iron pin; thence N 72 deg. 37' 08" E 272.42' to the point of beginning, containing 9.77 acres, more or less.

The above described property was conveyed to Tulip Grove Partnership by deed from Miller Kimbrough, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, of record in Book 6630, Page 234, Register's Office for said County.

EXHIBIT B

[Exceptions]

1. Easement for trunk sewer line as more particularly described in grant from Jane B. Buntin, to Cumberland Water Company, of record in Book 4106, page 812, said Register's Office.

2. Conveyance of drainage facility to the State of Tennessee by Warranty Deed of record in Book 6183, page 487, said Register's Office.

3. Survey of Bruce Rainey & Assoc., dated January 13, 1984, shows a sewer line across the premises and a manhole located on the premises.

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

RECEIVED OF _____

FOR _____

BOOK 7082 PAGE 845

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

1,200,000.00 CONV.
3600.00 CSTAX
.50 PRFEE
10.00 WDSC
SUBTOTAL 3610.50
[illegible] TOTAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76839

IDENTIFICATION REFERENCE

Dec 29 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27179