JRH B 37

BOOK 7091 PAGE 193

Address New Owner:	Map-Parcel Numbers:
Marshall I. Karr, Trustee 530 Church Street, Suite 700 Nashville, Tennessee 37219	Map 148-11-0-A Parcels 1 through 16
Send Tax Bills To:	Address of Mortgagee:
New Owner	None
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

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, PAUL F. DURHAM and RALPH W. STONE (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said MARSHALL I. KARR, TRUSTEE, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary (the "Grantee"), Grantee's successors 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 this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items listed in Exhibit B.

This is improved property, known as Antioch Shopping Center.

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, Grantee's successors and assigns, forever.

DAVIDSON COUNTY, TENN. REGISTER'S OFFICE
FEE $ 1.00 TAX $ 1,000.00
DEC 31 5 05 PM '86

78841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,001.00

Affiant

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

Notary Public
My Commission Expires: Nov. 17, 1990

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

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

Paul F. Durham

Ralph W. Stone

By: Ralph W Stone
Craig Gabbert, Attorney-in-fact.
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, a Notary Public in and for said County and State, the within named Paul F. Durham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 1986.

John R. Haynes
Notary Public
My Commission Expires: Nov. 12, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1986, before me, John R. Haynes, a Notary Public in and for said County and State, personally appeared Craig Gabbert, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph W. Stone, as attorney-in-fact and acknowledged that he executed the same as the free act and deed of the said Ralph W. Stone.

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

John R. Haynes
Notary Public
My Commission Expires: Nov. 12, 1990

A tract of land being Lot No. 2 on the plan of Antioch Center as of record in Book 5060, page 113, Register's Office for Davidson County, Tennessee (being a resubdivision of Lot No. 2, Antioch Center which was of record in Book 4715, page 51, Register's Office for Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a point in the northerly right of way of Richards Road at the southeast corner of Lot No. 1, Antioch Center as of record in Book 4595, page 44, Register's Office for Davidson County, Tennessee, thence; with the boundary of Lot No. 1, North 18degrees 00minutes 24seconds East, a distance of 105.0 feet to a point, thence; North 00degrees 58minutes East, a distance of 107.16 feet to a point, thence; North 62degrees 55minutes West, a distance of 178.2 feet to a point, in the centerline of Mill Creek, thence; departing Lot No. 1 and proceeding with the centerline of Mill Creek, North 44degrees 58minutes 52seconds East, a distance of 11.72 feet; thence North 41degrees 17minutes 16seconds East, a distance of 60.71 feet to a point at the southwesterly corner of Section 2, Cummings Park, as of record in Book 4595, page 140, Register's Office for Davidson County, Tennessee, thence; departing the centerline of Mill Creek and proceeding with the southerly boundary of Section 2, Cummings Park, thence South 62degrees 55minutes East, a distance of 278.30 feet, to a point, thence; South 75degrees 09minutes East, a distance of 180.0 feet, to a point, thence; South 88degrees 19minutes East, a distance of 228.89 feet, to a point, thence; departing the boundary of Section 2, Cummings Park and proceeding south 2degrees 45minutes 08seconds West, a distance of 198.82 feet, to a point, in the north margin of the right of way of Richards Road, thence; proceeding with said right of way, along a curve to the right, with a radius of 7088.60 feet, a distance of 1.81 feet, to a point, thence with said right of way, North 87degrees 14minutes West, a distance of 498.63 feet, to a point, thence; proceeding along a curve to the right along said right of way, with a radius of 250.0 feet, a distance of 66.50 feet to the point of beginning and containing 2.995 acres, more or less.

And being shown as Units 1 thru 16, Antioch Center Condominiums of record in Master Deed Book 5746, page 544 and amended in Book 6101, page 437, Register's Office for Davidson County, Tennessee.

Property being vested in Paul F. Durham and Ralph W. Stone by deed from Carter Andrews, Trust for the Clay Sutherland Trust and the Julia Sutherland Trust of record in Book 6107, page 105, Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXHIBIT B

ENCUMBRANCES

a. 1986 taxes which will be paid by Fidelity Federal Savings and Loan Association from an escrow account maintained pursuant to the Deed of Trust described in paragraph (c) below.

b. Deed of Trust executed by Paul F. Durham and Ralph W. Stone to John N. Popham, Trustee, of record in Book 6107, page 108, said Register's Office, dated July 21, 1983, to secure to Carter Andrews, Trustee for the Clay Sutherland Trust and Julia Sutherland Trust an indebtedness in the amount of $1,000,000.00.

c. Deed of Trust executed by Mark H. Westlake, Trustee to Vaden Lackey, Jr., Trustee, of record in Book 6101, page 428, said Register's Office, dated July 22, 1983, to secure to Fidelity Federal Savings and Loan Association of Tennessee, an indebtedness in the amount of $650,000.00.

d. General assignment of present and future leases executed by Mark H. Westlake, Trustee, to Fidelity Federal Savings and Loan Association of Tennessee, of record in Book 6101, page 435, said Register's Office, to secure to Fidelity Federal Savings and Loan Association of Tennessee an indebtedness in the amount of $650,000.00..

e. Conditional assignment of leases and rents executed by Paul F. Durham and Ralph W. Stone to Carter Andrews, Trustee for the Clay Sutherland Trust and Julia Sutherland Trust, of record in Book 6107, page 115, said Register's Office, dated July 22, 1983, to secure to Carter Andrews, Trustee for the Clay Sutherland and Julia Sutherland Trust, an indebtedness in the amount of $1,000,000.00.

f. All matters shown on the plan of record in Book 5060, page 113, said Register's Office.

g. Master Deed for Anticoh Center Condominiums of record in Book 5746, page 544, amended in Book 6101, page 437, said Register's Office.

h. By-Laws of Antioch Center Owner's Association of record in Book 5746, page 574, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7091 PAGE 197

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
		1,000,000.00		

2007.00 CONV
.50
12.00 MISC
STATE 2312.50
12/31/86 SAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78841

IDENTIFICATION REFERENCE

Dec 31 5 05 PM '86

FELIX Z. WILSON CO REGISTER
DAVIDSON COUNTY, TN

No29369