File

This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

BOOK 7093 PAGE 835

New Owners:	Send Tax Bill	Map-Parcel No.:
Miller and Associates, Inc. (INC) 3100 West End Avenue Suite 800 Nashville, TN 37203	Same	Map 116-3 Parcel 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, Woodmont Centre Associates, Ltd., a Tennessee limited partnership, as GRANTOR herein, has bargained and sold and by these presents does transfer and convey unto Miller and Associates, Inc., a (INC) Tennessee corporation, as GRANTEE herein, its successors and assigns, certain tracts or parcels of land with all improvements thereon, in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 80 and Lot Nos. 81, 86, 87 and 88 and the northerly 37.5 feet of Lot No. 89 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the eastern R.O.W. margin of Woodmont Blvd. and the southwest corner of Lot No. 85; thence S 40° 27' 47" E 337.90 feet to an iron pin;thence N 49° 23' 53" E 199.08 feet to an iron pin; thence N 39" 58' 18" W 182.73 feet to an iron pin; thence N 49° 49' 05" E 200.54 feet to an iron pin in the western R.O.W. margin of Kenner Avenue; thence N 40° 47' 25" W 184.81 feet to an iron pin; thence leaving the R.O.W. of Kenner Avenue S 45° 19' 39" W 200.14 feet to an iron pin; thence S 45° 24' 57" W 200.77 feet to the point of beginning. Said tract containing 2.297 acres, more or less.

Being the same property conveyed to Woodmont Centre Associates, Ltd. by Deed from Leslie W. Doss, et ux., of record in Book 6427, Page 884, Register's Office for Davidson County, Tennessee.

Included in the foregoing description but excluded from this sale is the following described tract of land:

A tract of land located in the First Civil District of Davidson County, Tennessee, being Lot 86 on Kenner Manor Land Company's second subdivision of the Kenner tract, of record in Plat Book 421, Page 100, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning in the easterly margin of Woodmont Boulevard S 40° 27' 47" W, 200.0 feet from the southerly margin of West End Avenue at a southwest corner of W.D. Ragan, et ux., property, of record in Deed Book 1865, Page 535, Register's Office for Davidson County, Tennessee;

Thence, generally following the fact of a concrete retaining wall N 45° 21" 43" E, 200.50 feet to the northeast corner of the aforementioned Lot 86 and a southwest corner of John R. Gibson, Trustee, property of record in Deed Book 6657, Page 164, Register's Office for Davidson County, Tennessee;

Thence, S 40° 28' 50" E, 114.60 feet to the southeast corner of Lot 86, said corner being N 40° 28' 50" W, 237.9 feet from an iron pipe;

Thence S 49° 32' 13" W, 200.00 feet to the easterly margin of Woodmont Boulevard;

Thence, with said easterly margin of N 40° 27' 47" W, 100.00 feet to the point of beginning.

Containing 0.493 acres, more or less, and being part of property conveyed to Woodmont Centre Associates, Ltd., by Deed from Leslie W. Doss, et ux., of record in Book 6427, Page 884, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. The GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. The Grantor further covenants and binds itself, its successors and assigns 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of December, 1986.

WOODMONT CENTRE ASSOCIATES, LTD.

By: John Coleman Hayes

John Coleman Hayes, Jr.
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7093 PAGE 807

Personally appeared before me, the undersigned, a notary public, John Coleman Hayes, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 1986.

Notary Public

My Commission Expires: 5-13-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,800,000.00.

Affiant

Sworn to and subscribed before me this the 31st day of December, 1986.

Notary Public

My Commission Expires: 5-13-89

EXCEPTIONS TO TITLE

1. Deed of trust executed by Woodmont Centre Associates, Ltd., to W. Fred Williams, Trustee, dated November 16, 1984, and recorded in Book 6427, page 957, Register's Office of Davidson County, Tennessee, in favor of the Industrial Development Board of The Metroplitan Government of Nashville and Davidson County and/or Commerce Union Bank, their respective successors and assigns as their interest may appear, which states that it secures a debt in the principal sum of $5,000,000.00 payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

2. Indenture of Trust by and between The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, "Issuer" and Commerce Union Bank, Nashville, Tennessee, "Trustee" dated as of November 16, 1984, of record in Book 6427, page 885, Register's Office for Davidson County, Tennessee.

3. Assignment of Leases by and between Woodmont Centre Associates, Ltd., a Tennessee limited partnership and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, dated as of November 16, 1984, of record in Book, 6427, page 986, Register's Office of Davidson County, Tennessee.

4. Financing Statement filed under the Uniform Commercial Code by Woodmont Centre Associates, Ltd., as Debtor and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, as Secured Party, of record in Book 6428, page 1, Register's Office for Davidson County, Tennessee.

5. Financing Statement filed under the Uniform Commercial Code by The Industrial Develoment Board of The Metropolitan Government of Nashville and Davidson County, as Debtor and Commerce Union Bank as Secured Party, of record in Book 6428, page 4, Register's Office for Davidson County, Tennessee.

6. An easement for sanitary sewer and/or storm drainage granted to The Metropolitan Government of record in Book 3934, page 219, Register's Office for Davidson County, Tennessee. (As to Lot No. 87)

7. Sewer easement of record in Book 3944, page 17, said Register's Office (As to the North 75 feet of Lot No. 88)

8. Sanitary sewers and/or storm drainage easement 20-feet wide granted The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3944, page 21, said Register's Office, together with a temporary construction easement which will be abandoned upon completion of the permanent easement. (As to the North 37-1/2 feet of Lot No. 89, and the South 25 feet of Lot No. 88)

79563

IDENTIFICATION

JAN 2 3 09 PM '87

EXHIBIT "A"

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

RECEIVED OF _____

FOR _____

BOOK 7093 PAGE 809

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
		6,800,000.00 CONV.		

19940.00 CSTMX
.50 RECFF
18.00 MSTFF
SUB TOTAL 19958.50
454/01/02/87 CHG .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79563

IDENTIFICATION REFERENCE

JAN 2 3 09 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 30199