File 37

Prepared by:

Bobo, Hunt & Bobo
1st National Bank Bldg.
Shelbyville, TN 37160

This Deed was prepared by information provided by the parties.

Tax Responsibility:

BVT South Oaks Business Center, Ltd. -- Owner
222 Third Ave. No Suite 375
Nashville, Tennessee 37201
Map - Parcel No.
132-4-5

BOOK 7354 PAGE 893

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption (on a non-recourse basis) by the Grantee herein named of the unpaid balance of a certain Tennessee Deed of Trust and Security Agreement of record in Book 6718, page 864, Register's Office of Davidson County, Tennessee (assigned in Book 6718, page 907, Register's Office of Davidson County, Tennessee), JOSEPH V. RUSSELL & ASSOCIATES, a Tennessee General Partnership, has this day bargained and sold and does hereby sell, transfer and convey unto BVT SOUTH OAKS BUSINESS CENTER, LTD, a Tennessee Limited Partnership, its successors and assigns, the following:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said property is also recorded as the resubdivision of Lot 58, Sidco, Section Three, in Plat Book 6200, page 345, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the northerly margin of Armory Drive, said point being 375.13 feet east of the northeast intersection of Armory Drive and Sidco Drive, said point being situated in the westerly line of the Tennessee Doughnut Corp.'s property of record in Deed Book 6126, page 588, Register's Office of Davidson County, Tennessee:

thence along the right-of-way north 87 deg. 14 min. 00 sec. west a distance of 375.13 feet to a point;

65999

IDENTIFICATION REFERENCE

SEP 17 12 06 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Sept 1987.

Deputy Register

thence around a curve to the right having a central angle of 87 deg. 08 min. 01 sec., a radius of 50.00 feet, an arc length of 76.04 feet to a point;

thence along the easterly margin of Sidco Drive north 0 deg. 06 min. 00 sec. west a distance of 343.41 feet to a point situated in the center of a 50 foot private railroad and utility easement;

thence along the center line of said easement around a curve to the left having a central angle of 29 deg. 51 min 58 sec., a radius of 359.27 feet, an arc length of 187.27 feet to a point;

thence north 52 deg. 40 min. 00 sec. east a distance of 59.01 feet to a point;

thence around a curve to the right having a central angle of 39 deg. 38 min. 00 sec., a radius of 359.27 feet, an arc length of 248.52 feet to a point;

thence leaving said easement south 2 deg. 40 min. 00 sec. west a distance of 591.68 feet to the point of beginning, and containing 5.00 acres of land, more or less.

Being a portion of the same property conveyed to Joseph V. Russell & Associates by Deed from Dairymen, Inc., A Kentucky agricultural cooperative association, of record in Book 6646, page 344, Register's Office of Davidson County, Tennessee.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said BVT SOUTH OAKS BUSINESS CENTER, LTD., is successors and assigns, forever.

JOSEPH V. RUSSELL & ASSOCIATES convenants that it is lawfully seized and and possessed of said property in fee simple; has a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for the aforementioned mortgage indebtedness, which the Grantee agrees to assume (on a non-recourse basis).

JOSEPH V. RUSSELL & ASSOCIATES further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said property unto the said BVT SOUTH OAKS BUSINESS CENTER, LTD., its successors and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness, this 10th day of September, 1987.

JOSEPH V. RUSSELL & ASSOCIATES

BY _____
Joseph V. Russell, Partner

BY _____
Paul R. Cahn, Partner

STATE OF TENNESSEE,

BOOK 7354 PAGE 895

COUNTY OF Davidson.

Personally appeared before me, Mary N. Darcy, the undersigned Notary Public in and for said State and County, the within named JOSEPH V. RUSSELL, 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 a general partner of JOSEPH V. RUSSELL & ASSOCIATES, a Tennessee General Partnership, and is authorized by said partnership to execute this instrument on its behalf.

Witness my hand and official seal at office in Nashville, Tennessee, this 15th day of September, 1987.

_____
Notary Public

My commission expires: March 11, 1991

LAW OFFICES
BOBO, HUNT, & BOBO
202 FIRST NAT'L. BANK BLDG.
SHELBYVILLE, TN. 37160

STATE OF MISSOURI,

COUNTY OF St Louis.

Personally appeared before me, T Miller, the undersigned Notary Public in and for said State and County, the within named PAUL R. CAHN, 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 a general partner of JOSEPH V. RUSSELL & ASSOCIATES, a Tennessee General Partnership, and is authorized by said partnership to execute this instrument on its behalf.

BOOK 7354 PAGE 396

Witness my hand and official seal at office in St Louis, Missouri, this 10th day of September, 1987.

T Miller
Notary Public

My commission expires:

T. MILLER
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES SEPT. 12, 1989
ST. LOUIS COUNTY

LAW OFFICES
BOBO, HUNT, & BOBO
202 FIRST NAT'L. BANK BLDG.
SHELBYVILLE, TN. 37160

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 897

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
	Co.	4.500.000.00		

[illegible] ESTAY
[illegible] PUBLIC
10.00 [illegible]
CLERK [illegible] 00
3499A09/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5. 9. 9

IDENTIFICATION REFERENCE

SEP 17 12 06 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17149