RAGWP26 9/17/87 lam

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

Box 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Metroplex, Ltd. P. O. Box 111269 Nashville, TN 37222-1269	Same	Map 92-7 Parcels 293 and 388

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, GRAY AND DUDLEY COMPANY, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto METROPLEX LTD., a limited partnership composed of Walter G. Knestrick and Ervin M. Entrekin ("Grantees"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit "A" which is incorported herein and made a part hereof.

This is improved property known as 2300 Clifton Avenue, Nashville, Tennessee.

Said property is conveyed subject to the matters listed on the attached Exhibit "B" which is incorporated herein and made a part hereof.

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 above, 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 and assigns, 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 above.

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

WITNESS our hands this ~~Sept~~ 18th day of Sept, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRAY AND DUDLEY COMPANY

By: _____

Title: Chairman

6654

IDENTIFICATION REFERENCE

SEP 18 3 12 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lemuel B. Stevens, 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 the Chairman of GRAY AND DUDLEY COMPANY, the within named bargainor, a Tennessee corporation, and the he as such Chairman executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 18th day of September, 1987.

Rebecca A. Gubbs
Notary Public

My Commission Expires:

My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $850,000.00.

Affiant

Sworn to and subscribed before me this 18th day of September, 1987.

Patty J. Welch
Notary Public

My Commission Expires:

1-21-90

EXHIBIT "A''

DESCRIPTION:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Clifton Pike and the Seaboard System Railroad, being property conveyed to Gray and Dudley Hardware Company, by deeds of record in Book 312, page 622, Book 314, page 379, Book 350, page 177, Book 460, page 63, Book 460, page 64, Book 672, page 780, Book 3980, page 492, Book 4389, page 158 and Book 4568, page 60, R.O.D.C., Tn., and being more particularly described according to a survey by Barge-Waggoner Sumner & Cannon by William C. Watson, licensed surveyor, file No. 2656 01 dated Oct. 10, 1986 last revised 8-7-87, to-wit:

Beginning at the point of intersection of the northerly margin of Clifton Pike and the northwesterly margin of Seaboard System Railroad; thence, with said northerly margin of Clifton Pike N 87 deg. 12' W, 103.45 feet to a point; thence, leaving said northerly margin with the easterly line of property conveyed to John Walsh by deed of record in Book 5651, page 692, R.O.D.C., the following calls: N 42 deg. 33' E, 130.84 feet to a point; N 05 deg. 07' E, 204.83 feet to a point; N 13 deg. 07' W, 77.75 feet to a point; N 02 deg. 41' W, 188.80 feet to an iron pin in the southeasterly margin of the Illinois Central Gulf Railroad; thence, with said southeasterly margin the following calls: with a curve to the left 270.20 feet to a point, said curve having a central angle of 13 deg. 13', a radius of 1171.28 feet, a tangent of 135.70 feet and a chord of N 46 deg.40' E 269.60 feet; N 30 deg. 19' E, 107.46 feet to a point; with a curve to the left 68.20 feet to a point, said curve having a central angle of 02 deg. 08', a radius of 1,825.03 feet, a tangent of 34.10 feet and a chord of N 29 deg. 15' E, 68.20 feet; N 28 deg. 11' E, 103.81 feet to a point; with a curve to the right 574.24 feet to a point in the southerly margin of Batavia Street, said curve having a central angle of 35 deg. 06', a radius of 937.42 feet, a tangent of 296.45 feet and a chord of N 45 deg. 44' E, 565.30 feet; thence with said southerly margin N 63 deg. 03' E 131.08 feet to a point; thence, with said southerly margin N 69 deg. 47' E, 25.13 feet to a point; thence, continuing with said southerly margin N 75 deg. 30' E, 119.38 feet to a point; thence, leaving said southerly margin with the westerly line of property conveyed to Alton Box Board by deed of record in Book 5567, page 179, R.O.D.C., S 24 deg. 56' E, 422.81 feet to a point in the northwesterly margin of Seaboard System Railroad; thence, with said margin the following calls: S 51 deg. 12' W, 90.90 feet to a point; S 52 deg. 51' W, 53.00 feet to a point; S 48 deg. 05' W, 25.00 feet to a point; N 31 deg. 47' W, 26.29 feet to a point; S 47 deg. 02' W, 51.87 feet to a point; S 47 deg. 56' W, 50.10 feet to a point; S 47 deg. 34' W, 100.00 feet to a point; S 47 deg. 04' W, 100.00 feet to a point; S 43 deg. 10' E, 10.00 feet to a point; with a curve to the left 1,037.08 feet to a point, said curve having a central angle of 05 deg. 01', a radius of 11,827.86 feet, a tangent of 518.88 feet and a chord of S 44 deg. 19' W, 1036.75 feet; S 41 deg. 49' W, 95.12 feet to the point of beginning, containing 666,682 square feet or 15.30 acres, more or less.

Being property conveyed to Gray & Dudley Company by Quitclaim Deed from Illinois Central Railroad Company, recorded in Book 4568, page 60, Register's Office for Davidson County, Tennessee, and being property conveyed to Gray and Dudley Hardware Company, by deeds of record in Book 312, page 622, Book 314, page 379, Book 350, page 177, Book 460, page 63, Book 460, page 64, Book 672, page 780, Book 3980, page 492, Book 4389, page 158 and Book 4568, page 60, Register's Office for Davidson County, Tennessee.

1. All taxes for the year 1987, a lien but not yet due and payable.

2. An unrecorded agreement between Gray and Dudley Company and Consolidated Fibres, dated June 11, 1976, to erect a fence upon said premises herein approximately two to four feet within the boundary thereof being the easterly side line of said map and Parcel 92-7-388.

3. Easements, restrictions, obligations, and other undertakings of record in Book 3980, page 394, said Register's Office.

4. The survey of Barge-Waggoner-Sumner & Cannon, Inc., by William C. Watson surveyor dated Oct. 10, 1986, last revised August 7, 1987 and surveyor's report of September 17, 1987, file No. 2656-01 shows:

   (a) Subject to the Charter right-of-way of CXS Transportation along the southerly property line.

   (b) A sanitary sewer line with a 63 inch pipe in the southwesterly area of the property and of record in Book 1755, page 16.

   (c) An old fence meanders along the property line with CXS Transportation. Title to that portion between the fence and the boundary line in the southwest corner.

   (d) An 8 inch water line enters the property from west boundary & runs in a easterly direction along the south boundary.

   (e) Four post indicator valve are located in the southwest area of the property.

   (f) Power poles & wires serve the property.

   (g) Gas valve & fire hydrant near the southerly line.

   (h) A 100 foot setback line in the southwest corner and of record in Book 3980, page 493, of said Register's Office.

   (i) Easement for track No. 68 and the right to maintain same along the westerly line and of record in Book 3980, page 493.

   (j) A 20 foot ingress & egress easement along the westerly boundary line and of record in Book 5651, page 692, together with rights of others in and to said easement.

   (k) A chain link fence meanders along the northerly boundary. Title to that portion of the property between the boundary line and the fence.

   (l) Easements retained by Metropolitan Government of Nashville and Davidson County in Bill No. 73-280 closing Twenty-First Avenue North, Booker Street, Alley Numbers 592 and 902; and in Bill No. 79-1252 closing Pearl Alley.

   (m) Property subject to right to build overhead bridge or underpass at Clifton Pike Railroad crossing of record in Book 312, page 622, and Book 314, page 379, R.O.D.C.

   (n) Property subject to rights of Nashville Gas and Heating Company under Agreement dated May 24, 1940 and City of Nashville dated Dec. 5, 1951 as contained in instrument of record in Book 3980, page 493, R.O.D.C. (location of rights cannot be determined from recorded instrument).

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7356 PAGE 552

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

[illegible].00 CAT[illegible]
2300.[illegible] CSTAX
.50 [illegible]
[illegible].00 [illegible]
CHECK [illegible]
4097A09/18787 SH .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 5 4 4,

IDENTIFICATION REFERENCE

SEP 18 3 12 PM '87

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 17735