K[illegible] RETURN TO:
REALTY TITLE & ESCROW
TAX BILLS TO:
ADDRESS NEW OWNER:
The Bellevue Galleries, L. P.
180 Market Place Blvd.
Knoxville, TN 37922

[illegible]restmoor[illegible]a, [illegible]e, Tennessee

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MORTGAGEE:

MAP-PARCEL NUMBERS:
142 -25

STATE OF TENN
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for the transfer is $1,780,000.
[illegible]
Affiant
Subscribed & Sworn to before me this 15th day of June, 1989
[illegible]
Notary Public

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geroge W. Marable and wife, Louise Abernathy Marable, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto The Bellevue Galleries, L. P., a Tennessee limited partnership, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

This conveyance is made subject to the dedication of public easement to Harpeth Valley Utilities of Davidson and Williamson Counties of record in Book 6424, Page 130, said Register's Office, and to a TVA easement pursuant to Declaration of Taking of record in Book 4285, Page 15, and a judgement of record in Book 4314, Page 112, both in said Register's Office.

The property taxes for 1989 have been prorated at closing and are hereby assumed by Grantee.

The Grantee will be entitled to possession of the described property on July 1, 1989.

37625

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[illegible]

This is (un)improved property, known as 7623 Highway 70 South, Nashville, Tennessee 37220.

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 heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of May, 1989.

George W. Marable

Louise Abernathy Marable

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

On this 31st day of May, 1989, before me personally appeared George W. Marable and Louise Abernathy Marable, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
Affiant

Subscribed and sworn to before me, this the _____ day of _____, 1989.

My Commission Expires:_____

_____
Notary Public

**WARRANTY DEED**

from:

GEORGE W. MARABLE ET UX

to:

THE BELLEVUE GALLERIES, L. P.,
a Tennessee limited partnership

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
PWJr:dp

EXHIBIT "A" TO WARRANTY DEED FROM GEORGE W. MARABLE AND WIFE, LOUISE ABERNATHY MARABLE

**LAND** in the 9th Civil District of Davidson County, Tennessee described according to a survey of Thomas & Miller (Kevin A. Edmondson, Tennessee Register's Land Surveyor No. 1515) dated January 21, 1988, as follows:

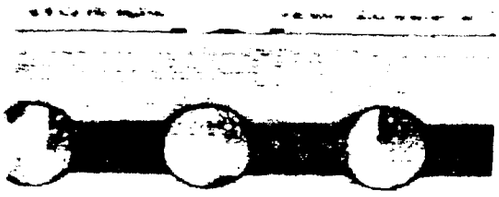
**BEGINNING** at a point in the southwesterly right-of-way of U. S. Highway 70 S (as widened by right-of-way Deed from George W. Marable and wife, Louise Abernathy Marable, of record in Book 5023, Page 550, Register's Office for Davidson County, Tennessee) at the northernmost corner of the property conveyed to Stuart F. Kresge, Trustee, by Deed in Book 5229, Page 992, said Register's Office; thence along a fence line with the northwesterly boundary of the said Kresge and Service Merchandise Co., Inc. (Book 5228, Page 278) South 48° 39' 44" West 855.45 feet to a concrete post; thence continuing with said fence line South 60° 34' 15" West 280.29 feet to a cedar stump; thence continuing with said fence line South 71° 10' 16" West 324.98 feet to an iron pin; thence with a new fence line North 12° 01' 10" West 319.51 feet to a concrete monument in the southwesterly rear corner of the property of Strike & Spare Associates, Ltd. (Book 6348, Page 144); thence along the southerly boundary of the Strike & Spare property North 74° 30' 31" East 535.67 feet to an iron pin; thence with the southeasterly boundary of said Strike & Spare property North 43° 45' 57" East 692.95 feet to an iron pin at the southwesterly right-of-way of U. S. Highway 70 S (as widened); thence with said right-of-way South 60° 45' 12" East 303.72 feet to an iron pin at the point of **BEGINNING.**

**BEING** the same property (except for the right-of-way Deed to the State of Tennessee in Book 5023, Page 550, Register's Office for Davidson County, Tennessee) conveyed to George W. Marable and wife, Louise Abernathy Marable by Deed from Vernon Hutton, Jr. et al of record in Book 2342, Page 581, Register's Office for Davidson County, Tennessee.

George W. Marable
Louise Abernathy Marable

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

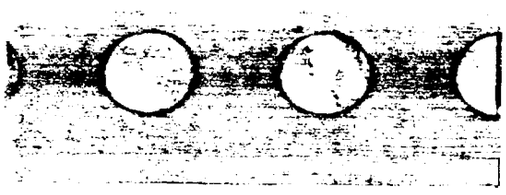
CAMT
1780000.00
DON TX 5874.00
PRFEE 0.50
WDEED 9.00
TOTAL 5883.50
CHECK 5883.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 15:55 0001 0765

376225

JUN 1 3 51 PM '89



No. 215141