Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

BOOK 7873 PAGE 800

Address New Owner(s):
First Tennessee Bank N.A.
165 Madison Avenue
Corporate Properties Division
Memphis, TN 38101

Send Tax Bills To:
Same

Map: 142
Parcel: 5

8746 06/26 0101 03CHECK 2688.50

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BELLEVUE CORNER JOINT VENTURE**, a joint venture composed of Larry Daugherty and P&M Interests, a Tennessee joint venture (the "Grantor") does hereby transfer and convey to **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** (the "Grantee"), its successors and assigns, the following described property in the County of Davidson, State of Tennessee, to wit:

All that real property described on the attached Exhibit A, the terms of which are included herein in their entirety.

This is unimproved property known as Lot 1 of Sawyer Brown Office Park, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is uncumbered, except as herein set out. Grantor further coventants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

The Grantor further covenants that P&M Interests is a Tennessee joint venture composed solely of James M. Powers, Jr. and Thomas W. Molteni.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23rd day of June, 1989.

BELLEVUE CORNER JOINT VENTURE

By: P&M INTERESTS

By: _____
James M. Powers, Jr.,
joint venturer

By: _____
Thomas W. Molteni,
joint venturer

By: _____

44206

TENNESSEE REFERENCE

JUN 26 3 03 PM '89

REGISTER OF DEEDS
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James M. Powers, Jr. and Thomas W. Molteni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be joint venturers of P&M Interests, a venturer in Bellevue Corner Joint Venture, the within named bargainor, a joint venture, and that they, as such joint venturers in P&M Interests, a venturer in Bellevue Corner Joint Venture, executed the foregoing instrument for the purposes therein contained, by signing the name of Bellevue Corner Joint Venture by themselves as venturers in P&M Interests, a venturer in Bellevue Corner Joint Venture.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of June, 1989.

Brenda G. Bentley
Notary Public

My Commission Expires: 5/13/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, BRENDA G. BENTLEY, a Notary Public in and for the County and State aforesaid, personally appeared Larry Daugherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer in Bellevue Corner Joint Venture, the within named bargainor, a joint venture, and that he, as such joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of June, 1989.

Brenda G. Bentley
Notary Public

My Commission Expires: 5/13/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $810,000.00 and no other monetary consideration.

Thomas J. Baker, Senior V.P.

Sworn to and subscribed before me this 23rd day of June, 1989.

Brenda G. Bentley
Notary Public

My Commission Expires: 5/13/90

EXHIBIT A

 BOOK 7873 PAGE 803

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of U.S. Highway 70 and Sawyer Brown Road, being Lot No. 1 as shown on the plan of Sawyer Brown Office Park, formerly Bellevue Professional Park, as of record in Book 6900, page 901, R.O.D.C., and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly margin of U.S. Highway 70 and the easterly margin of Sawyer Brown Road;

THENCE, with said easterly margin N 02° 47' 19" E, 330.16 feet to a point;

THENCE, leaving said margin with the southerly line of Lot 2, as shown on said plan S 85° 30' 35" E, 209.57 feet to a point in the westerly line of Lot No. 3 as shown on said plan;

THENCE, with said line S 03° 23' 48" W, 370.41 feet to a point in the northerly margin of U.S. Highway 70;

THENCE, with said margin N 74° 28' 32" W, 210.73 feet to the point of beginning.

Containing 72,738 square feet or 1.67 acres, more or less.

Being a part of the same property conveyed to the Grantor by deed of record in Book 7620, page 952, Register's Office for Davidson County, Tennessee.

EXHIBIT A

(page 2)

The Property is subject to:

1. 1989 property taxes, a lien but not yet due and payable.

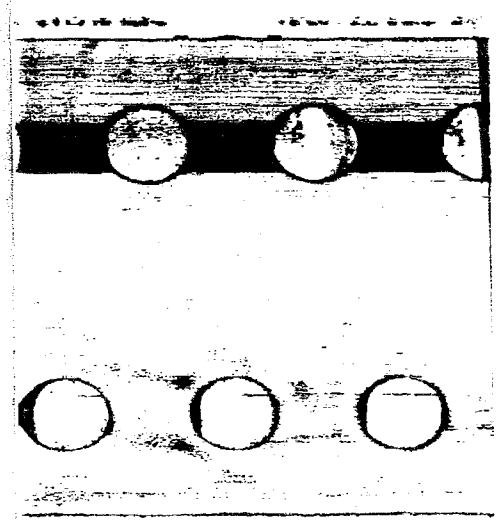
2. Deed of Trust of record in Book 7620, page 955, Register's Office for Davidson County, Tennessee (only as to the northerly 27,738 square feet of the Property).

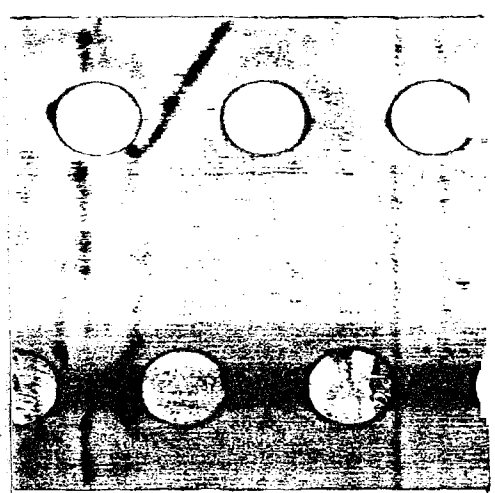
3. Easement in favor of Harpeth Valley Utilities District of record in Book 7803, page 652, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of Sawyer Brown Office Park, as of record in Book 7860, page 964, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of Sawyer Brown Office Park Owners' Association, Inc. of record in Book 7860, page 959, Register's Office for Davidson County, Tennessee.

6. Terms of plat of Sawyer Brown Office Park, as of record in Book 6900, page 901, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 805

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
				810000.00
				CON TX 2673.00
				PRFEE 0.50
				WDEED 15.00
				TOTAL 2688.50
				CHECK 2688.50
06/26/89		01		15:06 0001 8746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4420.6

IDENTIFICATION REFERENCE

JUN 26 3 04 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223036