THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Brick Church-Wehby,Partners — Same — 60-81
c/o Charles W. Hawkins, III
401 Union Street, 12th Floor
Nashville, Tennessee 37219

5133.

IDENTIFICATION REFERENCE

JUL 21 3 51 PM '89

FILED & RECORDED IN OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $447,528.00.

Charles W. Hawkins III
Affiant

Subscribed and sworn to before me this 21st day of July, 1989.

Notary Public

My commission expires: 3/22/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brick Church-Wehby Partners, a joint venture, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being described as Lot 1 shown on a Resubdivision of Lot 2 Brick Church Business Park Phase One, of record in the Register's Office for Davidson County, Tennessee in Book 6050, page 405, said resubdivision plat being prepared by Morrow and Associates, Inc. dated June 1, 1989 and being incorporated herein by this reference for a more complete description of the property.

This being a portion of the property conveyed to Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation and Robert F. Lance and wife, Tyde C. Lance of record in Book 7265, page 969, Register's Office for Davidson County, Tennessee, and is also a portion of that property conveyed to Charles W. Hawkins, III, Trustee, with full power to sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary from Charles E. Evans and wife, Jane B. Evans of record in Book 7189, page 72, said Register's Office. Subject, however, to the easement

restrictions and exceptions set forth on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as Lot 1, Resubdivision of Lot 2, Brick Church Business Park, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 21ST day of July, 1989.

Charles W. Hawkins III Trustee

CHARLES W. HAWKINS, III, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Hawkins, III, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of July, 1989.

NOTARY PUBLIC

My Commission Expires: 3/07/93

7772 07/21 0101 03CHECK 1486.75

EXHIBIT A

Permitted Exceptions

1. Rights or claims of parties in possession.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

3. Possible unfiled mechanic's and materialmens' liens.

4. Taxes and assessments required to be paid in the year 1989 and subsequent years.

5. The Plan of record in Book 6050, page 405, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines and the following:

(a) 25 foot by 25 foot South Central Bell Easement located on the southwesterly front corner of said Lot.

(b) a 5 foot by 25 foot Anchor Easement shown on the front lot line.

(c) a 70 foot Joint Access Easement along the easterly lot line.

(d) 5 foot Public Utility Easement along the western property lines.

(e) 10 foot Public Utility Easement along the northern and eastern property lines.

(f) 20 foot Sanitary Sewer Easement in the eastern portion of lot.

(g) 30 foot Drainage Easement in the eastern portion of lot.

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

RECEIVED OF _____

FOR _____

BOOK 7895 PAGE 15

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
447528.00
CON TX 1476.75
PRFEE 1.00
WDEED 9.00
TOTAL 1486.75
CHECK 1486.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/21/89 01 15:52 0001 7772

5133.

IDENTIFI REFERENCE

JUL 21 3 51 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 231414