Boy 60

BOOK 7942 PAGE 793

FROM: A & M RECORDS, INC.

TO: EDMONSON CROSSING JOINT VENTURE

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS (JEH)
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Send Tax Bills To: Map-Parcel No.

Edmonson Crossing Joint Venture
Suite 226 c/o GSC of Gallatin Road, Inc.
754 Ridgelake Blvd
Memphis, Tennessee 38119

SAME

Map 161; Parcel 45
Map 161; Parcel 46
Map 161; Parcel 109
Map 161; Parcel 48
Map 161; Parcel 47
Map 161; Parcel 256

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,151,987.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 1989.

Notary Public

My Comm. Expires: 3/11/91

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, A & M RECORDS, INC., a California corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto EDMONSON CROSSING JOINT VENTURE, a Tennessee partnership, herein called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FOR REAL PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED VERBATIM HEREIN.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 its hand this 15 day of September, 1989.

A & M RECORDS, INC.

By: _____

Title: Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAVID A ALPERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be VICE PRESIDENT of A & M RECORDS, INC., the within named bargainor, a California corporation, and that he as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

Witness my hand and seal, at office in HOLLYWOOD, CALIF., this the 15th day of SEPTEMBER, 1989.

Lenora R Shull
NOTARY PUBLIC

My Commission Expires: JULY 2, 1993

LENORA R. SHULL
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF
LOS ANGELES
My Commission Expires July 2, 1993

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EXHIBIT A

PARCEL A

Being a tract of land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod in the intersection of the southerly right-of-way margin of Old Hickory Boulevard (50' R.O.W.) and the westerly right-of-way margin of Edmonson Pike (50' R.O.W.); thence with the westerly margin of Edmonson Pike South 06°38'52" East 23.36 feet to an iron rod; thence with a curve to the right, said curve having a radius of 1407.40 feet, an arc length of 271.23 feet and a chord bearing and distance of South 01°07'37" East 270.81 feet to an iron rod; thence South 04°23'38" West 23.36 feet to an iron rod; thence leaving the easterly margin of Edmonson Pike and with the meanders of a fence line North 86°22'56" West 381.00 feet to an iron rod in the easterly line of the Waller Property as of record in Deed Book 6341, Page 705, R.O.D.C., Tennessee; thence leaving said fence and with said Waller's easterly line North 11°24'16" East 355.89 feet to a point in the southerly right-of-way margin of Old Hickory Boulevard; thence with the southerly right-of-way margin of Old Hickory Boulevard and a curve to the left, said curve having a radius of 523.22 feet and an arc length of 49.01 feet to an iron rod; thence South 78°59'10" East 180.72 feet to an iron rod; thence South 83°05'26" East 79.21 feet to the point of beginning and containing 2.663 acres, more or less.

PARCEL B

Being a tract of land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod, said rod being the northwesterly corner of the herein described tract and falling in the easterly line of the Williams property as of record in Deed Book 5828, Page 730, R.O.D.C., Tennessee; thence North 77°42'38" West 311.74 feet to an iron rod in the southerly right-of-way margin of Old Hickory Boulevard; thence with said southerly margin and a curve to the left, said curve having a radius of 523.22 feet and an arc length of 94.22 feet to a point, said point being westerly a distance of 308.94 feet along the southerly right-of-way margin of Old Hickory Boulevard (50' R.O.W.) from said margin's intersection with the westerly right-of-way margin of Edmonson Pike (50' R.O.W.); thence leaving the southerly margin of Old Hickory Boulevard South 11°24'16" West 355.89 feet to an iron rod; thence South 14°56'00" West 136.85 feet to an iron rod; thence South 85°52'40" East 17.58 feet to a point in the centerline of Seven Mile Creek; thence with the centerline of said creek South 06°13'08" West 38.75 feet to a point; thence South 16°37'38" West 47.62 feet to a point; thence South 24°04'52" West 15.63 feet to an iron rod in the northerly line of the Kennedy Property as of record in Deed Book 4533, Page 453 R.O.D.C., Tennessee; thence leaving the centerline of Seven Mile Creek and with the northerly line of said Kennedy Property North 88°11'06" West 389.50 feet to an iron rod in the easterly line of said Williams Property; thence with the easterly line of said Williams Property and the meanders of a fence North 08°55'08" East 301.28 feet to an iron rod; thence North 09°35'08" East 376.97 feet to the point of beginning and containing 5.794 acres, more or less.

PARCEL C

Being a tract of land located in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and according to an unrecorded survey of MCI Consulting Engineers, Inc. dated February 20, 1988, and more particularly described as follows:

Beginning at an iron rod located in the westerly right-of-way margin of Edmonson Pike (50 feet right-of-way) a distance of 558.55 feet

along the aforementioned right-of-way margin from its intersection with the southerly right-of-way margin of Old Hickory Boulevard, (50 feet right-of-way), said iron rod also being the southeasterly property corner of the herein described tract and the northeasterly property corner of the Russell O. Kennedy property as recorded in Deed Book 4533, Page 453, Register's Office, Davidson County, Tennessee; thence, leaving the margin of Edmonson Pike and following the northerly boundary of the aforementioned Kennedy property North 85°27'53" West a distance of 405.00 feet to an iron rod; thence, leaving the north boundary of the Kennedy property and following the easterly boundary of the Harlon-East Properties, Inc. property of record in Deed Book 7450, Page 93, Register's Office, Davidson County, Tennessee and the center of a creek North 24°04'52" East a distance of 15.63 feet to a point; thence, North 16°37'38" East a distance of 47.62 feet to a point; thence, N 06°13'08" East a distance of 38.75 feet to a point; thence, leaving the Harlon-East Properties, Inc. boundary and following the southerly boundary of the Ferman Barnes Tract of record in Deed Book 816, Page 400, Register's Office, Davidson County, Tennessee; South 85°52'40" East a distance of 388.42 feet to an iron rod located in the westerly right-of-way margin of Edmonson Pike; thence, following said margin South 04°23'38" West a distance of 102.82 feet to the point of beginning containing 0.916 acres more or less.

PARCEL D

TRACT NO. I

Being a tract of land located in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and according to an unrecorded survey of MCI Consulting Engineers, Inc. dated July 27, 1988, and more particularly described as follows:

Beginning at an iron rod located in the westerly right-of-way margin of Edmonson Pike (50 feet right-of-way) a distance of 455.73 feet along the aforementioned right-of-way margin from its intersection with the southerly right-of-way margin of Old Hickory Boulevard, (50 feet right-of-way), said iron rod also being the southeasterly property corner of the herein described tract and the northeasterly corner of property denoted on said Survey as the Sarah B. Givens and Dorris Sansom property, as recorded in Deed Book 5752, page 995, Register's Office for Davidson County, Tennessee (the said property having since been conveyed to Harlon-East Properties, Inc., as recorded in Deed Book 7585, page 740, said Register's Office); thence, leaving the margin of Edmonson Pike and following the northerly boundary of the aforementioned Givens and Sansom property North 85°52'40" W a distance of 406.00 feet to an iron rod; thence, leaving the north boundary of the Givens and Sansom property and following the easterly boundary of the property denoted on the said Survey as the Lanny Waller property, as recorded in Deed Book 6341, page 705, said Register's Office (the said property having since been conveyed to Harlon-East Properties, Inc. as recorded in Deed Book 7450, page 93, said Register's Office) North 14°56'00" E a distance of 136.85 feet to an iron rod, being the southwesterly property corner of property denoted on said Survey as the Rosa Thalman property, as recorded in Deed Book 5156, page 836, said Register's Office (the said property having since been conveyed to Harlon-East Properties, Inc. as recorded in Book 7450, page 96, said Register's Office); thence, leaving the Waller boundary and following the southerly boundary of the Thalman property South 86°22'56" E a distance of 381.00 feet to an iron rod located in the westerly right-of-way margin of Edmonson Pike; thence, following said margin South 04°23'38" W a distance of 137.78 feet to the point of beginning, containing 1.229 acres, more or less.

TRACT NO. II:

Being a tract of land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, being Tract 5, on a survey prepared by MCI Consulting Engineers, Inc., by James M. Naive, Tennessee R.L.S. #819, Project No. I382-090 dated July 27, 1988, more particularly described as follows:

Beginning at an iron rod, said rod being the northwesterly corner of the Lanny Waller Property as of record in Deed Book 6341, page 705, R.O.D.C., Tennessee, and being the southwesterly corner of the herein described property; thence North 09 deg. 35' 08" East 204.75 feet to an iron rod in the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard and a curve to the right, said curve having a radius of 695.00 feet, an arc length of 33.79 feet, and a chord bearing and distance of South 38 deg. 14' 23" East 33.79 feet to an iron rod; thence South 36 deg. 50' 48" East 110.00 feet to an iron rod; thence with a curve to the left, said curve having a radius of 523.22 feet, an arc length of 241.58 feet, and a chord bearing and distance of South 50 deg. 04' 26" East 239.44 feet to an iron rod; said rod being in the northerly line of said Waller tract, and being westerly a distance of 403.16 feet along the southerly right-of-way margin of Old Hickory Boulevard (50' ROW) from said margins intersection with the westerly right-of-way margin of Edmonson Pike (50' ROW); thence leaving the southerly margin of Old Hickory Boulevard and with a said Waller's northerly line North 77 deg. 42' 38" West 311.74 feet to the point of beginning and containing 0.594 acres, or 25,862.872 square feet, more or less.

PARCELS A, B, C AND D being the same property conveyed to A & M Records, Inc., a California corporation by General Warranty Deed from Harlon-East Properties, Inc., a North Carolina corporation, of record in Book 7702, page 863, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIBED PARCELS BUT SPECIFICALLY EXCLUDED THEREFROM is the following described property:

EXCLUSION NO. 1: Beginning at the point of intersection of the existing south margin of State Route 254 and the east boundary of the Harlon-East Properties, Inc. property (Tract 18); thence with said existing margin easterly 312 feet, more or less, to a point said point being 38 feet, more or less, left of Edmondson Pike proposed centerline station 19+82, more or less; thence with the existing west margin of Edmondson Pike southerly 505 feet, more or less, to a point; thence with the north boundary of the O. Russell Kennedy and Dorothy H. Kennedy property westerly 6.25 feet to a point; thence with the proposed west margin of Edmondson Pike (1) north 00 deg. 35 min. 31 sec. west 22.18 feet (2) north 00 deg. 54 min. 48 sec. east 173.44 feet (3) with a 2,832.79 foot radius curve left and northerly 261.00 feet to a point; thence with the proposed south margin of State Route 254 (1) north 47 deg. 54 min. 33 sec. west 61.49 feet (2) north 85 deg. 57 min. 34 sec. west 81.17 feet (3) north 78 deg. 55 min. 41 sec. west 77.20 feet (4) with a 970.73 foot radius curve right and westerly 80.45 feet (5) north 79 deg. 03 min. 42 sec. west 42.00 feet to a point; thence with said east boundary north 09 deg. 49 min. 00 sec. east 16.66 feet to the point of beginning and containing 0.202 acres.

Being the same property conveyed to the State of Tennessee by Warranty Deed from A & M Records, Inc., of record in Book 7913, page 758, Register's Office for Davidson County, Tennessee.

EXCLUSION NO. 2: Beginning at the point of intersection of the existing southwest margin of S.R. 254 and the west boundary of the Harlon-East Properties, Inc., property (tract 25); thence with said west boundary south 09 degrees 49 minutes 00 seconds west 16.66 feet to a point; thence with the proposed southwest margin of said road (1) north 79 degrees 03 minutes 42 seconds west 11.44 feet (2) north 54 degrees 39 minutes 33 seconds west 22.07 feet (3) southerly 22 feet, more or less (4) north 67 degrees 48 minutes 19 seconds west 86.52 feet (5) north 11 degrees 03 minutes 13 seconds east 21.67 feet (6) north 68 degrees 38 minutes 10 seconds west 58.72 feet (7) north 49 degrees 20 minutes 44 seconds west 103.32 feet (8) north 51 degrees 11 minutes 11 seconds west 127.98 feet (9) north 47 degrees 58 minutes 53 seconds west 22.92 feet to a point; thence with the east boundary of the Walter Williams, etux property north 07 degrees 42 minutes 00 seconds east 1 foot, more or less to a point; thence with said existing margin southeasterly 429 feet, more or less to the point of beginning and containing 0.126 acres.

Being the same property conveyed to the State of Tennessee by Warranty Deed from A & M Records, Inc., of record in Book 7913, page 755, Register's Office for Davidson County, Tennessee.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1989 Metropolitan Government Taxes -- a lien but not yet due and payable.

2. Easement for water mains and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, being a ten-foot (10') permanent easement of record in Book 6369, page 86, said Register's Office. (Applies to Parcel A)

3. Easement for subsurface disposal system of record in Book 5861, page 922, said Register's Office. (Applies to Parcel A)

4. An easement for water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for a 10' permanent easement with grantor's reservation of a 1" water tap in consideration of granting the easement of record in Book 6416, page 937, said Register's Office. (Applies to Parcel B)

5. An easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for (1) a 20' permanent easement, (2) a 20' permanent easement and (3) a 10' permanent easement of record in Book 7170, page 798, said Register's Office. (NOTE: This easement supercedes and vacates the easement of record in Book 7145, page 606, said Register's Office, which previously had superceded and vacated the easement of record in Book 6947, page 272, said Register's Office.) (Applies to Parcel B and Parcel D, Tract I)

6. Easement for sanitary sewers and/or storm drainage of record in Book 6870, page 683, said Register's Office. (Applies to Parcel D, Tract I)

7. Easements for drainage facility, construction of slopes, construction of working area of record in Book 7913, page 755, and Book 7913, page 758, said Register's Office.

8. Title to that portion of the premises embraced within the bounds of any roads, streets or highways. (Applies to Parcel D, Tract I)

9. Easement for flow of creek. (Applies to Parcel D, Tract I)

10. Rights and easements, if any, relative to the poles, wires, pipeline and roadway crossing the east boundary of the property as shown by topographic and boundary survey of MCI Consulting Engineers, Inc., Project No. 1102620, dated February 20, 1988, and the rights, if any, of riparian owners and others in the part of the land and waters within the flow of Seven Mile Creek where it crosses the property. (Applies to Parcels A, B and C)

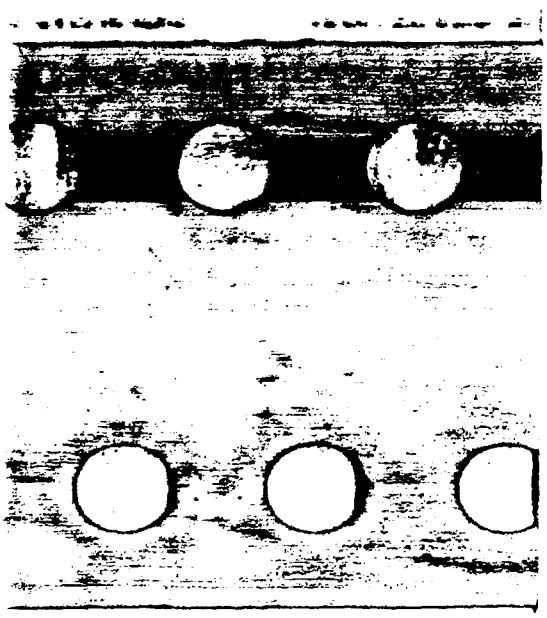
11. The survey dated July 27, 1988, and surveyor's report dated July 26, 1988, prepared by MCI Consulting Engineers, Inc., by James M. Naive, Tennessee R.L.S. #819, Project No. 1382-090, shows a 20 foot sanitary sewer easement across the northeasterly corner of said property; a fire hydrant and water access easements adjacent and parallel to Old Hickory Boulevard; and Surveyor's report shows Plans for further widening of Old Hickory Boulevard. (Applies to Parcel D, Tract II)

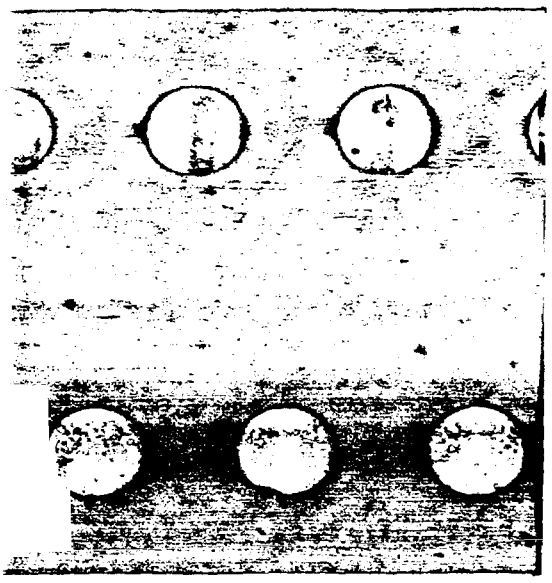
6 7.7 8.2

IDENTIFI REFERENCE

SEP 20 3 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 799

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	
				3151987.00
			CON TX	10401.60
			PRFEE	1.00
			WDEED	18.00
			TOTAL	10420.60
			CHECK	10420.60
09/20/89		01	15:56 0001	6639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.7.8.2.

IDENTIFICATION REFERENCE

SEP 20 3 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250610