Box 37
LL

BOOK 7967 PAGE 597

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
George Gianikas, Trustee 309 White Bridge Road Nashville, TN 37209	142-277 Part of 142-283 Part of 142-278	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT E. ROBESON, TRUSTEE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to GEORGE GIANIKAS, TRUSTEE (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easement for sewer line granted to the Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, of record in Book 6510, page 458, Register's Office for Davidson County, Tennessee (Tract 1).

3. Property Owners Maintenance Agreement of record in Book 6569, page 238, said Register's Office (Tract 1).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

George Gianikas
Affiant

Subscribed and sworn to before me this 25th day of October, 1989.

Teresa L Lane
Notary Public
My Commission Expires: 5/8/1991

4. Terms, conditions and stipulations as to the easements granted across Lot No. 1 contained in deed of record in Book 6588, page 150, said Register's Office (Tract 1).

5. Matters shown on plans of record in Book 6250, page 472, Book 6900, page 892 (Tract 1), Book 6050, page 306 and Book 6050, page 407 (Tract 2), said Register's Office.

6. Agreement by and between Bellevue Associates and Third National Bank of record in Book 6630, page 313, said Register's Office.

8. Terms, conditions and restrictions in deed of record in Book 7154, page 204, said Register's Office (Tract 2).

This is improved property located on U.S. Highway 70-S.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

The existing paved surface upon the Access and Parking Easement located on Lot 2 of the Plan Resubdivision of Lots 2, 3, and 4 (2nd Revised) Section Two, American Subdivision of record in Book 6050, page 407, shall be used by the parties, their successors and assigns. The deed of record in Book 7154, page 204 requires that the maintenance of the same be allocated on a prorata basis between the owners of Lots 2, 3, and 4 which proportions Grantor represents to be:

Lot 2 = 52%
Lot 3 = 31%
Lot 4 = 17%

Grantee hereby assumes Grantor's pro rata share for the maintenance of said Access and Parking Easement.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of October, 1989.

Robert E Robeson
Robert E. Robeson, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, ROBERT E. ROBESON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1992

EXHIBIT A

Being a parcel of land in Nashville, Second Civil District, Thirty-Fifth councilmanic District, Davidson County, Tennessee, located on the northerly margin of U.S. Highway 70-S and west of Sawyer Brown Road, being Lot No. 2 shown on re-subdivision of Lots 2, 3 & 4 (2nd Revision) Section Two, American Subdivision of record in Book 6050, page 407, Register's Office, Davidson County, and being Lot No. 1 shown on the subdivision of H.L. Smith, et. ux. of record in Book 6250, page 472, Register's Office, Davidson County, and a triangular strip between said Lots shown on the Plan of Bellevue Mini-Warehouse of record in Book 6900, page 892, and the Plan of Resubdivision of Lot 2, Section 2, American Subdivision of record in Book 6050, page 306, Register's Office, Davidson County, all being more particularly described as follows:

BEGINNING at a point in the northerly margin of U.S. Highway 70-S, said point being westerly 2,100 feet, more or less, from the centerline of Sawyer Brown Road;

THENCE, with said northerly margin along a curve to the right having a central angle of 13° 15' 44", a radius of 1785.00 feet, a distance of 413.17 feet and a chord of N 64° 30' 41" W, 412.25 feet to a point;

THENCE, N 57° 53' 00" W, 43.20 feet to a point in the westerly line of Lot One of the H.L. Smith plat of record in Book 6250, page 472, Register's Office, Davidson County.

THENCE, with said westerly line N 34° 13' 00" E, 240.00 feet to a point in the northerly line of Lot 1 of the above-mentioned plat;

THENCE, with the northerly line of Lot One of the H.L. Smith plat, as of record in Book 6250, page 472, Register's Office, Davidson County S 69° 08' 00" E, 170.91 feet to a point;

THENCE, S 74° 30' 00" E, 175.22 feet to a point in the northeasterly corner of Lot 2 of the 2nd Revision, Section Two, American Subdivision as of record in Book 6050, page 407, Register's Office, Davidson County;

THENCE, with the easterly line of Lot 2, the following calls:

S 15° 30' 00" W, 103.24 feet to a point;
S 74° 30' 00" E, 25.00 feet to a point;

THENCE, S 15° 30' 00" W, 191.94 feet to the point of beginning.

Containing 108,868 square feet or 2.50 acres, more or less.

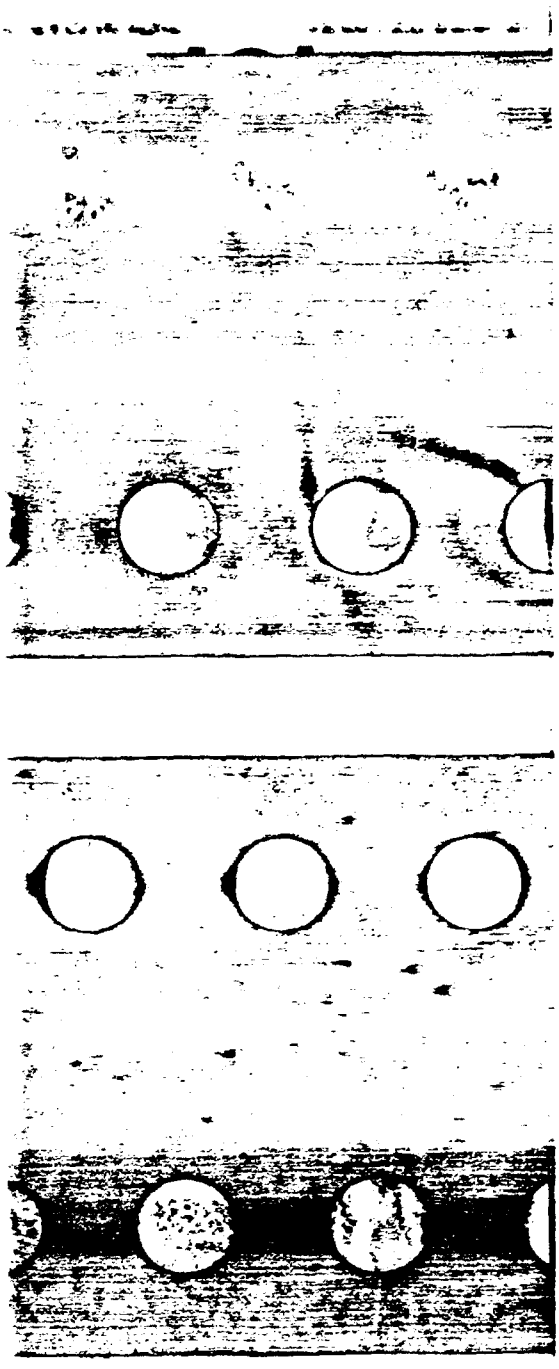
Being a part of the property conveyed to Robert E. Robeson, Trustee by deed of record in Book 6567, page 1, Book 6655, page 240 and Book 7915, page 704, and Book 6630, page 320, Register's Office Davidson County, Tennessee.

76493

IDENTIF. TREFERENCE

Oct 25 11 40 AM '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 7967 PAGE 601

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

DAT
1650000.00
CON TX 3465.00
PRFEE 1.00
MTGE 15.00
5481.00
CHECK 5465 00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/89 01 11:42 0001 867

76493

IDENTIF. TREFERENCE

OCT 25 11 40 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260318