FILE IN BOX #14
MAP 142, PARCEL 304

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 509,216.50 .

Affiant

Subscribed and sworn to before me this the 24th day of April , 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
RAYMOND ZIMMERMAN, TRUSTEE	"NEW OWNER"
(Name)	(Name)
P. O. Box 2347	
(Street Address)	(Street Address)
Brentwood, Tennessee 37024	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, BELLEVUE CORNER JOINT VENTURE, a Joint Venture composed of Larry Daugherty and P & M Interests A/K/A POWERS-MOLTENI INTERESTS, a Tennessee Joint Venture, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto RAYMOND ZIMMERMAN, TRUSTEE with full power to transfer, convey, mortgage, or encumber without joinder of beneficiary, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 12 on the Plan of the Resubdivision of Lot No. 3 of Sawyer Brown Office Park, of record in Book 7900, Page 132, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Bellevue Corner Joint Venture, a Joint Venture composed of Larry Daugherty and P & M Interests, a Tennessee Joint Venture, by Deed from Robert D. Eisenstein, Trustee, of record in Book 7891, Page 285, Register's Office for Davidson County, Tennessee. The said P & M Interests also known as Powers-Molteni Interests.

This is unimproved property, known as LOT NO. 12, SAWYER BROWN ROAD, NASHVILLE, TENNESSEE 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Sawyer Brown Office Park; and including the requirement that all owners of lots in Sawyer Brown Office Park to be members of the Sawyer Brown Office Park Owners' Association, Inc., subject to assessment for the payment of costs incident to the

maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage, all as contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Book 7860, Page 964, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been prorated and assumed by the Grantee herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Sawyer Brown Office Park, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Sawyer Brown Office Park) is vested in Sawyer Brown Office Park Owners' Association, Inc., for the common enjoyment of all members of said Association.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and they do covenant with the said Grantee that they 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 they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 24th day of April, 1990.

BELLEVUE CORNER JOINT VENTURE,
A Joint Venture

BY: _____
LARRY DAUGHERTY, Joint Venturer

BELLEVUE CORNER JOINT VENTURE,
BY: POWERS-MOLTENI INTERESTS,
A Tennessee Joint Venture,
Joint Venturer

BY: _____
JAMES POWERS, Joint Venturer

BY: _____
THOMAS W. MOLTENI, Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LARRY DAUGHERTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Joint Venturer of BELLEVUE CORNER JOINT VENTURE, a Joint Venture, the bargainor, and that he as such Joint Venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as such Joint Venturer.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1990.

My Commission Expires: 11/10/91

_____
Notary Public

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS W. MOLTENI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Joint Venturer of POWERS-MOLTENI INTERESTS, a Tennessee Joint Venture, Joint Venturer of BELLEVUE CORNER JOINT VENTURE, a Joint Venture, the bargainor, and that he as such Joint Venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as such Joint Venturer.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1990.

My Commission Expires: 11/10/91

Notary Public

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES POWERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Joint Venturer of POWERS-MOLTENI INTERESTS, a Tennessee Joint Venture, Joint Venturer of BELLEVUE CORNER JOINT VENTURE, a Joint Venture, the bargainor, and that he as such Joint Venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as such Joint Venturer.

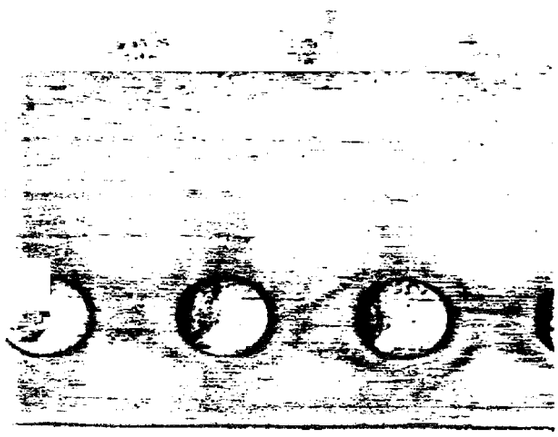
Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1990.

My Commission Expires: 11/10/91

Notary Public

21980
IDENTIF. TREFERENCE
APR 26 1 37 PM '90
4913 04/26 0101 03CHECK 1690.36

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



RECEIVED OF _____

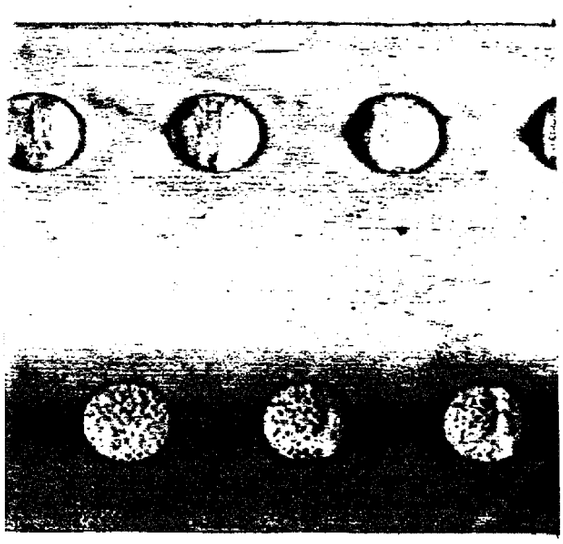
FOR _____

BOOK 8096 PAGE 694

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 509216.50	
			CON TX 1680.36	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 1690.36	
			CHECK 1690.36	
04/26/90	01		13:36 0001 4918	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21980

IDENTIF. REFERENCE

APR 26 1 37 PM '90

DAVIDSON COUNTY TN.

No. 313980