This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8102 PAGE 309

Address New Owner(s):
SOUTHTRUST BANK OF
MIDDLE TENNESSEE
1801 West End Avenue
Nashville, TN 37203

Send Tax Bills to
-SAME-

Map: 142
Parcel: 6

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 considerations, the receipt of which is hereby acknowledged, BELLEVUE CORNER JOINT VENTURE (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SOUTHTRUST BANK OF MIDDLE TENNESSEE (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> All that real property described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety.

This conveyance is made subject to all those matters set forth on the above-referenced Exhibit A.

This is unimproved property known as Lot 3 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 unencumbered, except as herein set out. Grantor further covenants 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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 1990.

BELLEVUE CORNER JOINT VENTURE

By: _____
Larry H. Daughtery, venturer

By: P & M INTERESTS, a Tennessee general partnership, venturer

By: _____
James M. Powers, Jr., Partner

By: _____
Thomas W. Molteni, Partner

23922

IDENTIFICATION REFERENCE

MAY 3 2 49 PM 1990

DAVIDSON COUNTY, TN

3745 05/03 0101 03CHECK 15.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named Larry H. Daugherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he is a venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of May, 1990.

Barnett B. Sutton, Jr.
Notary Public

My Commission Expires: 7-24-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named James M. Powers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tn., this 2d day of May, 1990.

Barnett B. Sutton, Jr.
Notary Public

My Commission Expires: 5-2-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named Thomas W. Molteni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 2d day of May, 1990.

Barnett B. Smith Jr.
Notary Public

My Commission Expires: 5-2-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $546,000.00. The transfer tax on this conveyance was paid with the recording of the contract for sale at Book 8087, page 370, Register's Office for Davidson County, Tennessee.

R. Rud Hat
Affiant

Subscribed and sworn to before me,
this 3rd day of May, 1990.

Julia Ann Shemwell
Notary Public

My Commission Expires: 12/9/91

2:CKM0501901.KW

EXHIBIT A

(PAGE 1)

Land in Davidson County, Tennessee, being Lot 3 on the Plat of Re-subdivision of Lot 3, Sawyer Brown Office Park, of record in Book 7900, page 132, Register's Office for Davidson County, Tennessee, and more completely described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly side of U.S. Highway 70, 300 feet, more or less, East of Sawyer Brown Road and being more particularly described as follows:

Beginning at a point in the northerly margin of U.S. Highway 70, said point being 430 feet, more or less, East of the easterly margin of Sawyer Brown Road and being 4.59 feet North of a concrete monument at the southwest corner of Cross Timbers, Section 1, Subdivision; thence with the margin of U.S. Highway 70, North 74 deg. 28' 32" West, 219.70 feet, to a point; thence leaving said margin with the easterly line of First Tennessee Bank, of record in Book 7873, page 800, Register's Office for Davidson County, Tennessee, North 03 deg. 23' 48" East, 168.04 feet, to an iron pin; thence leaving said easterly line, South 86 deg. 36' 12" East, 214.69 feet, to a point in the westerly line of Cross Timbers Subdivision; thence with said westerly line, the following calls: South 03 deg. 26' 06" West, 61.25 feet, to a concrete monument; South 03 deg. 20' 32" West, 152.94 feet, to the point of beginning, containing 41,032 square feet or 0.94 acres, more or less.

Being part of the same property conveyed to Bellevue Corner Joint Venture by deed from Robert D. Eisenstein, Trustee, of record in Book 7891, page 285, Register's Office for Davidson County, Tennessee.

EXHIBIT A

(PAGE 2)

The subject property is subject to the following matters:

1. All matters shown on the Plan of record at Book 7900, page 131 and 132, all in the Register's Office for Davidson County, Tennessee.

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