This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 8181 PAGE 331

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Creekside Partners 627 Norris Avenue Nashville, Tennessee 37204	SAME	Map 148 Parcel 49

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 consideration, the receipt of which is hereby acknowledged,

I, GAIUS HILL, hereinafter sometimes called "Grantee") does hereby bargain, sell, transfer and convey unto Creekside Partners, a Tennessee general partnership composed of Ernest D. Taylor and Winston C. Hickman, its successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot One on the resubdivision of Creekside Centre Plat as of record in Plat Book 6900, page 773, Register's Office for Davidson County, Tennessee, bounded on the northwest by Peterbilt Subdivision, of record in Plat Book 5200, page 13, on the east by Antioch Pike and on the south by Marix Mini Warehouse, of record in Plat Book 6250, page 931, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Antioch Pike as dedicated by Creekside Centre Plat of record in Plat Book 6900, page 543, and being the easterly corner of said plat; thence, leaving Antioch Pike and with the northerly boundary of Marix Mini Warehouse recorded Plat, S 52 deg. 27' 27" W, 298.94 feet to a P-K nail set in concrete curb; thence, continuing with said northerly boundary, S 68 deg. 25 50" W, 588.16 feet to a point in Mill Creek; thence, with the southeasterly boundary of the Peterbilt Subdivision and Mill Creek the following to the westerly margin of Antioch Pike; N 06 deg. 47' 25" W, 40.73 feet,' N 20 deg. 08' 16" E, 209.08 feet, N 33 deg. 26' 16" E, 274.86 feet, N 38 deg. 59' 54" E, 159.88 feet, N 36 deg. 46' 11" E, 318.89 feet; thence with the westerly margin of Antioch Pike, S 28 deg. 10' 29" E, 181.63 feet to a concrete monument; thence continuing with said westerly margin with a curve to the left having a central angle of 04 deg. 37' 45", radius of 1940.86 feet, 156.81 feet to an iron pin; thence, westerly with a curve to the left having a central angle of 55 deg. 30' 36", radius of 30.00 feet, 29.06 feet to an iron pin; thence, southwesterly with a curve to the left having a central angle of 13 deg. 22' 13", radius of 695.00 feet, 162.18 feet to an iron pin; thence S 37 deg. 32' 33" E, 27.18 feet to an iron pin; thence, N 52 deg. 27' 27" E, 5.00 feet to an iron pin; thence S 37 deg. 32' 33" E, 58.00 feet to an iron pin; thence N 52 deg. 27' 27" E, 175.00 feet to an iron pin on the westerly margin of Antioch Pike; thence, with said westerly margin and a curve to the left having a central angle of 02 deg. 49' 40", radius of 1940.86 feet, 95.79 feet to a concrete monument; thence, S 37 deg. 29' 29" E, 28.25 feet to the point of beginning.

Being part of the same property conveyed to Gaius Hill by deed from C.K. Hiranya Gowda and wife Saraswathi Devi Gowda of record in Book 7417, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is unencumbered except as follows:

1. Easement Deed from Gaius Hill to H & T Associates dated the 24th day of May, 1988 and of record in Book 7565, page 552.

2. Sanitary Sewer Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6581, page 118.

3. Three (3) three foot by fifteen foot (3' x 15') anchor easements along Antioch Pike, of record in Book 6900, page 543, said Register's Office and as shown by survey of the subject premises by Land Surveying Services certified as of November 21, 1988.

4. Twenty foot (20') permanent easement for construction of an abutment to a bridge over Mill Creek, of record in Book 6276, page 149, said Register's Office.

5. Permanent easement and right of way for street purposes, of record in Book 6314, page 235, said Register's Office.

6. One hundred fifty-five foot (155') fence encroachment along the southern boundary of the subject property as shown on the survey referenced in item 3 above.

7. Easement for flow of Mill Creek along the northern boundary of said property as shown on the above referenced survey by a combination of solid lines broken by a series of three (3) dots and which contain the wording "Mill Creek".

8. All matters shown on subdivision plat of record in Book 6900, page 773, said Register's Office, including rights of ingress and egress across the subject property for the benefit of Lot No. 2 as shown on said plat.

9. Reciprocal Parking and Access Easement, of record in Book 7741, page 779, Register s Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement, Water Mains and Appurtenances, of record in Book 7758, page 697, Register's Office for Davidson County, Tennessee.

11. Current years taxes.

12. Deed of Trust executed by Gaius Hill and wife Sherry Hill to Richard D. Crotteau, Trustee, dated December 28, 1988 and recorded in Book 7741, page 782, said Register's Office in favor of The North Atlantic Life Insurance Company of America which states that it secures a debt in the principal sum of $1,100,000.00 payable as therein specified.

13. Assignment of Rents and Leases to the North Atlantic Life Insurance Company of America of record in Book 7741, page 806, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Creekside Partners, its successors and assigns, forever.

AND GAIUS HILL does covenant with the said Creekside Partners that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise indicated herein.

AND GAIUS HILL does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Creekside Partners, its successors and assigns against the lawful claims of all persons whomsoever.

SHERRY HILL, wife of Gaius Hill joins in this conveyance for the sole purpose of quitclaiming any interest she may have in the subject property whether by marriage or otherwise.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 9th day of August, 1990.

GAIUS HILL

SHERRY HILL

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 GAIUS HILL and wife, SHERRY HILL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of August, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-13-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,210,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 9-11-90.

5 1 9 6 6

IDENTIFICATION REFERENCE

Aug 23 4 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2924 08/23 01:01 03CHECK 4003.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 334

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 1210000.00
CON TX 3993.00
PRFEE 1.00
[illegible] 9.00
TOTAL 4003.00
CHECK 4003.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/90 01 16:21 0001 2924

51966

IDENTIFICATION REFERENCE

AUG 23 4 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349322