DC418

#76963

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8389 PAGE 145

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Blue Cross and Blue Shield of Tennessee 801 Pine Street Chattanooga, Tennessee 37402	Same	104-2-216

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, including the assumption of the indebtedness secured by the deed of trust and other loan documents listed on Exhibit B, the receipt of which is hereby acknowledged, EXECUTIVE PLAZA, a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents transfers and conveys unto BLUE CROSS AND BLUE SHIELD OF TENNESSEE, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 3200 Park Drive, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered except as shown on Exhibit B.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

Mary Evelyn Condra joins in this deed for the purpose of quitclaiming to Grantee any interest she may have in the subject real property either individually and as the Executrix of the Estate of Robert M. Condra.

WITNESS our hands this 1st day of July 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EXECUTIVE PLAZA

By: Jack D. Brandon
Jack D. Brandon
General Partner

27631

JUL 2 9 27 AM '91

By: Mary Evelyn Condra
Mary Evelyn Condra
individually and as
Executrix of the Estate
of Robert M. Condra

Mary Evelyn Condra
Mary Evelyn Condra
individually and as
Executrix of the Estate
of Robert M. Condra

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Jack D. Brandon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Executive Plaza, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 1st day of July, 1991.

Lori McPherson
Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Mary Evelyn Condra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executrix and residuary beneficiary under the will of Robert M. Condra, deceased, who before his death was a general partner of Executive Plaza, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 1st day of July, 1991.

Lori McPherson
Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Mary Evelyn Condra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 1991.

Lori McKherson
Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,250,000.00.

J. Robert McHugh, President
Affiant

Sworn to and subscribed before me this 1st day of July, 1991.

Lori McKherson
Notary Public

My Commission Expires:

1-23-94

EXHIBIT A

LAND lying in Davidson County, Tennessee, being Lot No. 2-A and Lot Nos. 148 and 149 on the revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, the easterly 75.85 feet to Lot No. 38 and the westerly 24.15 feet of Lot No. 37 on the Map of West End Park, as of record in Book 161, page 47, Register's Office for Davidson County, Tennessee, described together according to a survey made by Barge, Waggoner, Sumner & Cannon, dated 10/14/75, as follows:

BEGINNING on the northerly margin of Park Roadway at the corner of Lot Nos. 1-A and 2-A, as shown on the first mentioned plan; thence with the line between said two lots, North 51 deg. 40' West 175.5 feet; thence North 42 deg. 47' East 2.8 feet; thence North 47 deg. 13' West 24.3 feet to the southerly margin of West End Circle; thence with said Circle, North 44 deg. 47' East 146.15 feet; thence North 37 deg. 47' East 249.15 feet to the corner of Lot Nos. 146 and 147; thence with the line between said two lots, South 51 deg. 40' East 200 feet to the northerly margin of Park Roadway; thence with said Roadway, South 37 deg. 47' West 249.15 feet, continuing with said Roadway, South 44 deg. 47' West 150.85 feet to the beginning.

Being the same property conveyed to Executive Plaza, a limited partnership with Robert M. Condra and Jack D. Brandon, as general partners by Deed of Record in Book 4806, pages 642 and 643; Book 4806, pages 644 and 645 and in Boook 4806, pages 646 and 647, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1991 and thereafter, a lien but not yet due and payable.

2. Deed of Trust of Trust given to James E. Eden, as trustee, recorded in Book 4807, page 585, said Register's Office, as modified in Book 4981, page 298 and in Book 5157, page 926, which Deed of Trust is now securing Bankers Life Company, by virtue of Assignment recorded in Book 6863, page 458, together with the following supporting documents: Assignment of Rents of record in Book 4981, page 294, Assignment of Leases of record in Book 4981, page 301, and Assignment of Leases of Record in Book 5157, page 928.

3. Provisions for assessments for maintenance of Park Road and other covenants as contained in Book 7358, page 1.

4. Rights of tenants in possession under unrecorded leases.

5. Terms and provision of lease to John Hancock Mutual Life Insurance Company, recorded in Book 5022, page 181.

6. Matters shown by survey number 5303, dated October 14, 1975, prepared by Barge, Waggoner, Sumner & Cannon.

7973 07/02 0101 03CHECK 15741.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8389 PAGE 150

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
4250000.00
CON TX 15725.00
PRFEE 1.00
WDEED 15.00
TOTAL 15741.00
CHECK 15741.00
07/02/91 01 09:28 0001 7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.6.3.1.

IDENTIFICATION REFERENCE

JUL 2 9 27 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 437039