#97504

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

GENERAL WARRANTY DEED BOOK 8468 PAGE 571

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Young Men's Christian Association of Nashville and Middle Tennessee 900 Church Street Nashville, TN 37203	Same	134-260

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, the receipt of which is hereby acknowledged, COURTSIDE, INC. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto Young Men's Christian Association of Nashville and Middle Tennessee, a Tennessee non-profit 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 411 Metroplex Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Deed of Trust executed by Courtside, Inc. to Michael B. Vincenti, Trustee, of record in Book 6094, page 382, Register's Office for Davidson County, Tennessee, as modified by Modification and Assumption Agreement of even date herewith.

2. Restrictive covenants contained in instrument of record in Book 5653, page 11, and Book 6171, page 692, said Register's Office.

3. Subject to all matters on the Plan of record in Book 5800, page 228, said Register's Office.

4. Financing Statement of record in Book 6094, page 410.

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 above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

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 above.

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

WITNESS our hands this 22nd day of October, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COURTSIDE, INC.

By: George A. Volkert
George A. Volkert
Secretary/Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of Courtside, Inc., the within named bargainor, a corporation, and that he as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary/Treasurer.

WITNESS my hand, at office, this 22nd day of October, 1991.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $750,000.00.

Jack David Baker
Affiant

Sworn to and subscribed before me this 22nd day of October 1991.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

EXHIBIT A

BOOK 8468 PAGE 573

BEING a parcel of land in Nashville, the First Civil District, Davidson County, Tennessee, on the Plan of Metroplex Section 4 lot #2, of record in Book 5800, page 228, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a monument in the westerly margin of Metroplex Drive, said monument being the northeast corner to Lot No. 1 shown on Harding Place Park, of record in Book 4060, page 81, Register's Office for Davidson County, Tennessee, and said monument also being N 05° 15' E, 200.0 feet from the northerly margin of Harding Place; thence, leaving said margin with the northerly line to said Lot No. 1, N 89° 07' 30" W, 175.2 feet to a monument, the northwest corner to said Lot No. 1; thence, N 05° 31' 10" E, 20.0 feet to a monument, a northeast corner to Lot No. 2; thence, with a northerly line to said Lot No. 2, N 88° 55' 50" W, 260.0 feet to a monument, a corner to said lot; thence, with an easterly line to said lot, N 01° 01' 10" E, 257.60 feet to a monument, a northeast corner to said lot, said monument also being the northwest corner to Reserved for Future Development Tract heretofore mentioned; thence, leaving Lot No. 2 and Reserved Tract, N 02° 16' E, 22.4 feet to a point; thence, with a line parallel to the heretofore mentioned Lot No. 2, S 88° 55' 50" E, 391.16 feet to the westerly margin of Metroplex Drive; thence, with said margin, S 13° 25' 0" E, 77.78 feet to a point; thence, continuing with said margin with a curve to the right having a radius of 648.95 feet, a central angle of 19° 58' 58", a tangent distance of 114.33 feet, a chord of S 04° 44' 29" E, 225.19 feet, with arc of said curve 226.33 feet to the point of beginning. Containing 121,352 S. F. or 2.78 acres, more or less.

Being the same property conveyed to Courtside, Inc. by deed from EVSVA Associates, a Tennessee joint venture of record in Book 6094, page 376, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5,6105

IDENTIFICATION

OCT 22 12 58 PM '91

4926 10/22 0101 03CHECK 2785.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 574

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	
			750000.00	
			CON TX 2775.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 2785.00	
			CHECK 2785.00	
10/22/91	01	13:00 0001	4926	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.105.

IDENTIFICATION REFERENCE

OCT 22 12 58 PM '91

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

No. 469662