31

BOOK 8561 PAGE 544

This Instrument Prepared By:

Harwell Martin & Stegall, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Realty Parking Properties II L.P. 225 East Redwood Street Baltimore, Maryland 21202	Same	Map 93-2, Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CHARLESTON ALSONETT CORPORATION, a South Carolina corporation, successor in interest by merger with CAPITOL PARK CORPORATION, a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto REALTY PARKING PROPERTIES II L.P., a Delaware limited partnership, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Parcel A-2, of the subdivision of the Capitol Hill Redevelopment Project of record in Book 2663, pages 120 and 121, Register's Office for said County, and said Parcel A-2, being further bounded and described as follows:
>
> BEGINNING at the westerly end of a curve having a radius of 10 feet at the intersection of 4th Avenue North and Charlotte Avenue, and proceeding South 62 degrees 17' West 303.97 feet with the northerly line of Charlotte Avenue; thence, with a curve to the right having a radius of 10.0 feet and a central angle of 90 degrees 27' a distance of 15.79 feet; thence North 27 degrees 16' West 168.11 feet with the easterly line of 5th Avenue North; thence North 62 degrees 17' East 324.41 feet to a point, said point being on the westerly line of 4th Avenue North; thence South 27 degrees 07' East 168.29 feet with the westerly line of 4th Avenue North; thence, with a curve to the right having a radius of 10.0 feet and a central angle of 89 degrees 24' a distance of 15.60 feet to the point of beginning and containing 57,720 square feet, more or less.
>
> Being the same property conveyed to Capitol Park Corporation by deed from The Nashville Housing Authority of record in Book 2924, page 485, Register's Office for Davidson County, Tennessee. Capitol Park Corporation was merged into Charleston Alsonett Corporation on February 24, 1992.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 26th day of February, 1992.

CHARLESTON ALSONETT CORPORATION

By: C. Tucker Moore
C. Tucker Moore, Vice President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Before me, A NOTARY PUBLIC of the state and county aforesaid, personally appeared C. Tucker Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument), of Charleston Alsonett Corporation, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in N. REDINGTON BCH., FL., this 26th day of February, 1992.

June M. Prefler
Notary Public

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Dec. 1, 1993
Bonded thru PICHARD Ins. Agency

JUNE M. TREFLER NOTARY PUBLIC STATE OF FLORIDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,165,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Edie Carell Johnson

Sworn to and subscribed before me, this 27 day of February, 1992.

Dellie L. Sloan
Notary Public

My Commission Expires:
11-26-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JH/f2
charleston.wd

8.8.0.7.2.

IDENTIFIED REFERENCE

FEB 28 9 03 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

1. Taxes for 1992, a lien, but not yet due and payable (93-2-15).

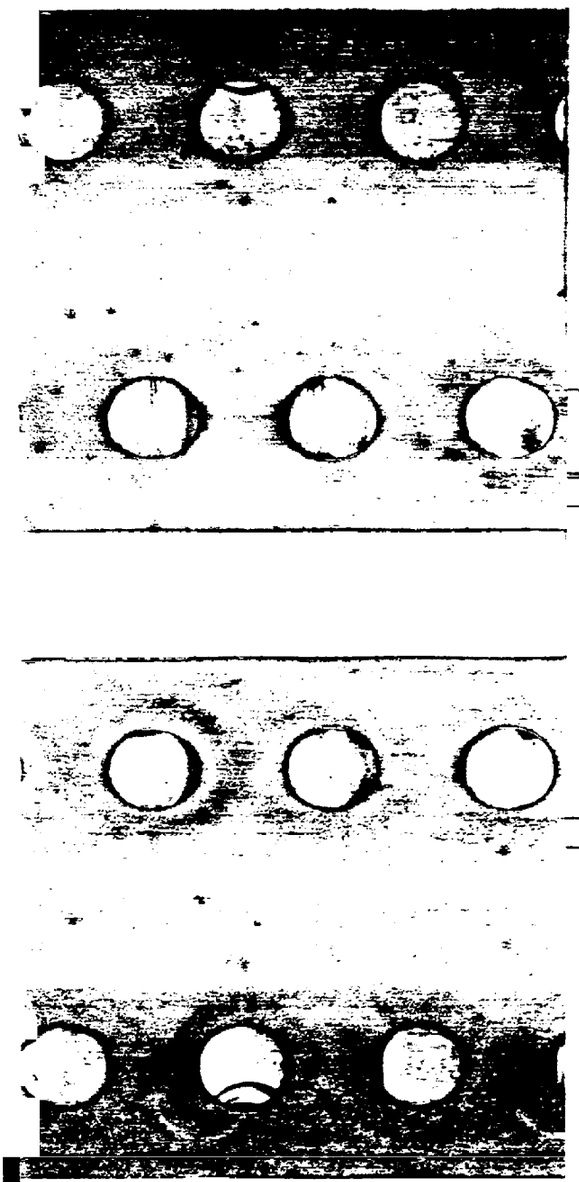
2. All matters shown on the plan of record in Book 2663, page 120 and 121, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of the Capitol Hill Redevelopment Project of record in Book 2735, page 473, said Register's Office.

4. Tenancy rights of persons now in possession of all or a part of the land, including, but not limited to, rights of APCOA Corporation.

5. All matters shown on the Boundary/Asbuilt Survey prepared by Michael V. Holmes & Associates, Inc., dated January 23, 1992, Job No. 91-193.

5608 02/28 0101 03CHECK 4320.50



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

RECEIVED OF _____

FOR _____

BOOK 8561 PAGE 547

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	1165000.00
			CON TX	4310.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	4320.50
			CHECK	4320.50
02/28/92	01		15:03 0001	5608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8.0.7.2.

IDENTIFICATION REFERENCE

Feb 28 3 03 PM '92

FELIX Z. WILSON II, REGIS
DAVIDSON COUNTY, TN

No. 506116