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#133940

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB) LJL BC+18
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Thomas Nelson, Inc. Nelson Place at Elm Hill Pike Nashville, TN 37214	Same	Map 107 Parcel 147

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents transfer and convey unto THOMAS NELSON, INC., its successors and assigns ("Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property in Royal Park Business Center, Royal Parkway, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for the year 1992 and thereafter.

2. Matters shown on the plat of record in Book 8250, page 101, said Register's Office.

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.

IN WITNESS WHEREOF, it has caused this instrument to be executed on this 12th day of May, 1992.

ROYAL PARK INVESTMENTS, L.P.

By: Royal Park Properties, Inc., General Partner

By: _____
Title: Secretary

10724

IDENTIF. TREFERENCE

MAY 15 3 53 PM '92

FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY TN.

[illegible] 0101 03CHECK 1138-13

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, S. Joseph Moore, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Royal Park Properties, Inc., a corporation that is a general partner of Royal Park Investments, L.P., and is authorized by the corporation and the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 12th day of May 1992.

Jane Ezell
Notary Public

My Commission Expires:

March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

The actual consideration for this transfer is $304,920.00.

S. Joseph Moore (Secretary)
Affiant

Subscribed and sworn to before me this 12th day of May, 1992.

Jane Ezell
Notary Public

My Commission Expires:

March 25, 1995

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being depicted as Parcel A on a plat entitled "Lot No. 1, Royal Park Business Center", of record in Book 8250, page 101, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way of Royal Parkway, said iron pin being in the northeast corner of the herein-described tract and the northwest corner of Lot Number 4, Anderson Properties Land recorded in Book 7900, Page 76, said Register's Office, and proceeding as follows:

1. Leaving the southerly right-of-way of Royal Parkway and with the westerly line of the Anderson Properties Land, S5°01'12"W, a distance of 199.86 feet to an iron pin on the northerly line of the Larkwood Subdivision, plat recorded in Book 2900, Page 144, R.O.D.C., Tennessee; thence,

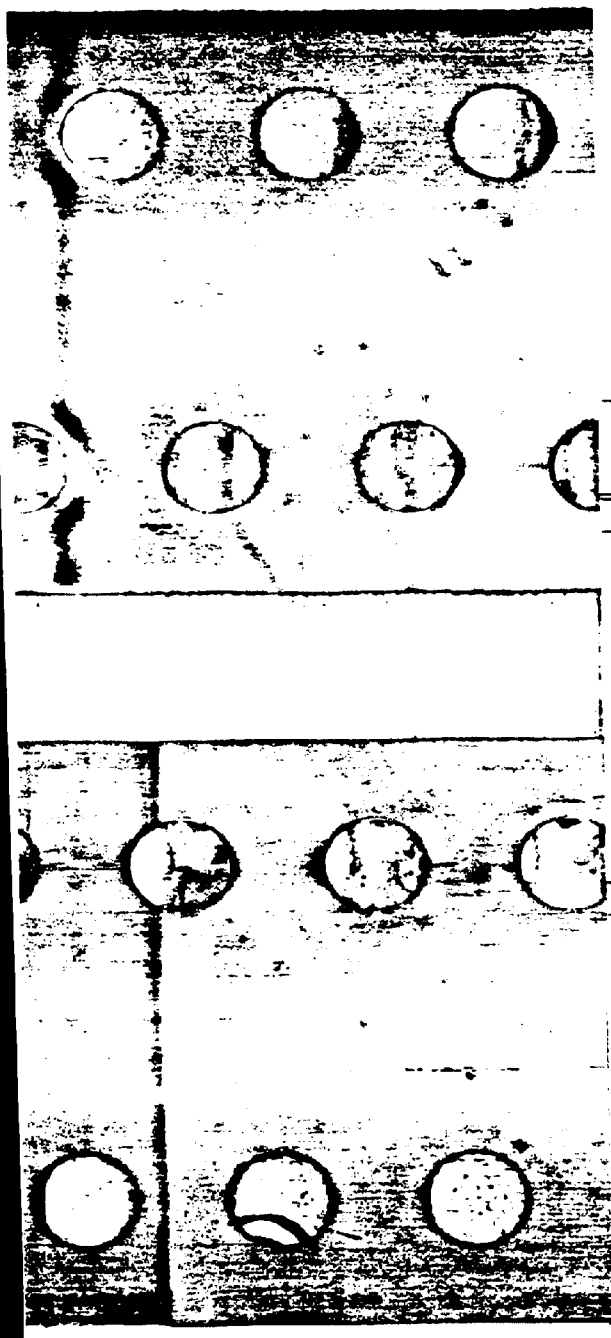
2. With the northerly line of the Larkwood Subdivision N86°22'52"W, a distance of 248.42 feet to an iron pin set; thence,

3. Leaving the northerly line of the Larkwood Subdivision and with the easterly line of Lot 1, Parcel 146, Royal Park Business Center and with the westerly line of the herein-described tract, N22°24'18"E, a distance of 215.01 feet to an iron pin set in the southerly right-of-way of Royal Parkway; thence,

4. With said right-of-way in an easterly direction and being with a curve to the left having a radius of 1174.17 feet, a distance of 63.36 feet, said curve having a chord bearing of S84°11'49"E, a chord distance of 63.35 feet to an iron pin set; thence,

5. Continuing with said right-of-way S85°44'34"E, a distance of 120.77 feet to the point of beginning and containing an area of 43,560 square feet or 1.00 acre, more or less.

Said tract is a portion of the property of Royal Park Investments, L.P. by deed of record in Deed Book 8499, Page 681, Register's Office of Davidson County, Tennessee. Said description was prepared by George E. Daniels, No. 737, Ragan-Smith & Associates, 315 Woodland Street, Nashville, Tennessee 37206.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 304920.00
CON TX 1128.13
PRFEE 1.00
WRFEE 9.00
TOTAL 1138.13
CHECK 1138.13

05/15/92 01 15:54 0001 7262

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAY 15 3 54 PM '92

IDENTIF. TREFERENCE

10724

No. 531465