94-23403 (GTK) Box 49 (1)

THIS INSTRUMENT PREPARED BY:
Kathy B. Atkinson, Esq.
Metropolitan Life Insurance Company
303 Perimeter Center North, Suite 600
Atlanta, Georgia 30346

| NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Lakeview Ridge, L.P., a Tennessee limited partnership | same | No. 95-16-36 |
| Address: c/o Eakin & Smith, Inc. 2100 West End Avenue, Suite 950 Nashville, Tennessee, 37203 | Address: same | |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9234 PAGE 531

The actual consideration, or value, whichever is greater for this transfer is Six Million, Five Hundred Twenty-Five Thousand Dollars ($6,525,000.00).

Victor W. Turney
AFFIANT

Subscribed and sworn to before me, this 31st day of January, 1994.

Patricia A. Brooks
NOTARY PUBLIC

My commission Expires: February 18, 1997

12700
IDENTIFICATION REFERENCE
'94 JAN 31 PM 12:06
REGISTER
DAVIDSON COUNTY, TN.

3220 01/31/0101 03CHECK 24151.50

LIMITED WARRANTY DEED

THIS INDENTURE made this 31st day of January, 1994, between Metropolitan Life Insurance Company, a New York corporation, GRANTOR, and Lakeview Ridge L.P., a Tennessee limited partnership, GRANTEE.

WITNESSETH

That Grantor, for and in consideration of the sum of Six Million, Five Hundred Twenty-Five Thousand Dollars ($6,525,000.00) and for other good and valuable consideration in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto GRANTEE, its successors, representatives and assigns, the land described on Exhibit "A" attached hereto and by reference made a part hereof, together with all rights, tenements, hereditaments, easements, appendages, ways, privileges and appurtenances pertaining thereto, including all right, title and interest of GRANTOR, if any, in and to the adjacent streets, alleys and rights of way, (the "Land") and all structures, improvements and the portions of such which constitute real property located on the Land and owned by GRANTOR including but not limited to electrical fixtures, systems and equipment, plumbing fixtures, systems and equipment, air conditioning fixtures, systems and equipment, and any and all other improvements, machinery, equipment, fixtures, appliances, furniture, furnishings and property of every kind and description owned by GRANTOR and located on the Land (the "Improvements").

TO HAVE AND TO HOLD the said Land and Improvements to the said GRANTEE, its successors, representatives and assigns, forever.

AND GRANTOR, for itself, its representatives, successors and assigns does hereby covenant with GRANTEE, its representatives, successors and assigns, that GRANTOR is lawfully seized in fee simple of the Land and Improvements herein conveyed; has full power, authority and right to convey the same; that GRANTOR will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by through or under GRANTOR, subject only to those matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed under seal this 27th day of January, 1994.

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY,
a New York Corporation

By: Victor W. Turner

Its: VICE PRESIDENT

STATE OF GEORGIA )
)
COUNTY OF DeKalb )

Before me Patricia A. Brooks of the State and County aforesaid, personally appeared Victor W. Turner, 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 Vice President of Metropolitan Life Insurance Company, a New York corporation, the within named bargainor, and that he as such Vice President executed the within instrument for the purposes therein contained, by signing the name of the corporation and affixing the seal thereto.

Witness my hand, at office, this 27th day of January, 1994.

Patricia A. Brooks
NOTARY PUBLIC

My Commission Expires: February 15, 1997

c:\lakeview\ltd_warr.ded

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Lakeview Ridge Office Park, of record in Book 6250, page 669, Register's Office for said County to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Metropolitan Life Insurance Company, a New York corporation by General Warranty Deed from Lakeview Ridge I, Ltd., a Tennessee limited partnership of record in Book 7070, page 712, Register's Office for Davidson County, Tennessee.

Together with an easement for a common driveway as described in the Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee, as amended in Book 7070, page 707, said Register's Office.

EXHIBIT B



1. 1994 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 95-16-36

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6677, page 218, as amended in Book 7070, page 707, and in any allied instrument(s) referred to in said restrictions.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4671, page 267.

4. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4908, page 950.

5. All matters shown on Plat recorded in Book 6250, page 669, as amended by Book 6200, page 707, including but not limited to:

   (a) Restrictions as set forth in Owner's Certificate.
   (b) A 35' permanent drainage easement along the southerly line of said tract, as of record in Book 4908, page 950, Register's Office for Davidson County, Tennessee.
   (c) A 20' easement for sanitary sewers contianing a 30' sanitary sewer line in the southeasterly corner of said tract, as of record in Book 4671, page 267, Register's Office for Davidson County, Tennessee.
   (d) A 10' drainage easement in the southeasterly portion of said tract.
   (e) A detention easement of unspecified dimensions in the northeasterly portion of said tract.
   (f) A 20' easement for sanitary sewers containing a proposed 8" sanitary sewer line running across the easterly portion of said tract.
   (g) A ramp in the southeast corner of said tract.
   (h) A 10' easement for public utility purposes running across the easterly and central portions of said tract located within a 24 foot ingress and egress easement.
   (i) Two (2) Nashville Electric Service anchor easements located adjacent to the northerly margin of Elm Hill Pike and notes on the plat which state that "The requirements of ordinance 084-142 will apply to the recording of this subdivision plat. All existing buildings to be demolished. Each owner or sucessive owner shall have a nonexclusive easement over the property of the other within the Declaration of Recrprocal Easements and Restrictive Covenants of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee. To be developed in accordance with the Metropolitan Zoning Ordinance. This plat is being recorded as part of P.U.D. enacted by zoning proposal no. 291-84-U. Access shall be permitted only at points shown."

6. Storm Water Detention Agreement of record in Book 6677, page 212.

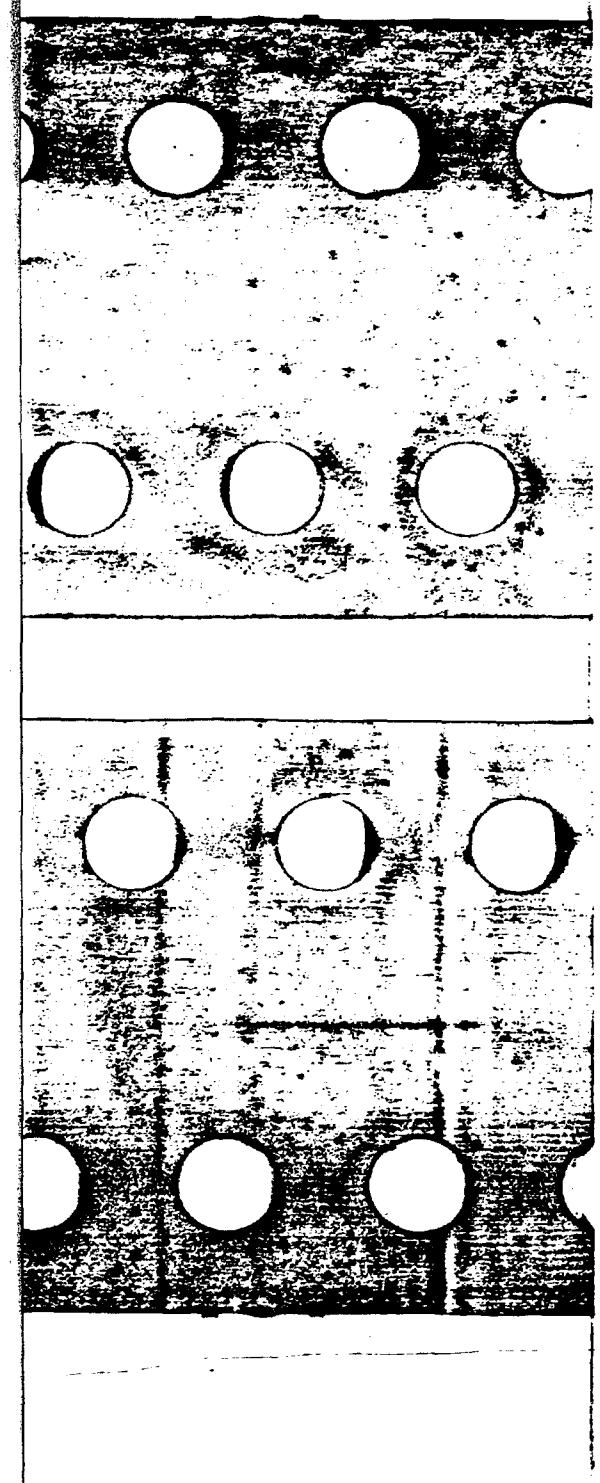
7. Rights of tenants in possession under unrecorded lease(s) at date of commitment as follows:

   (a) The Kroger Co.
   (b) Centex - Rodgers Construction Company.

8. Survey Number 9040-04, last revised 1/4/94, prepared by Barge, Waggoner, Sumner & Cannon, Surveyors, indicates the following:

   (a) Telephone Box in the southwesterly corner of the subject property.
   (b) Drainage System located throughout the subject property.
   ALL as more particularly shown on said survey.

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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 535

| | | |
|---|---|---|
| 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
6525000.00
CON TX 24124.50
PRFEE 1.00
WDEED 16.00
~~TOTAL 24141.50~~
~~CHECK 24141.50~~
01/31/94 01 12:07 0001 5228

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**VOID**
MOR TX 24124.50
MOR TX 24142.50
~~TOTAL 18.00~~
~~CHECK 18.00~~
01/31/94 01 12:07 0001 5229
~~5229 01/31 0101 03CHECK 18.00~~

12700

IDENTIF. & REFERENCE

94 JAN 31 PM 12:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Total 24,159.50

**No.751147**