41

BOOK 9546 PG 689

SPECIAL WARRANTY DEED

FROM: MetroCenter Holdings, Inc., Grantor

TO: James W. Peebles, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
James W. Peebles ~~1222 West End Ave.~~ P.O. Box 90883 Nashville, Tn 37209	Same	Map 81-4 Parcel 197

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Seventy-~~Two~~ Thousand Five Hundred and 00/100 Dollars ($472,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of ~~November~~ December, 1994.

Notary Public

My Commission Expires: March 23, 1996

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto the said James W. Peebles, herein the Grantee, his heirs, successors and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

> Lot 2 as shown on the plan of the Resubdivision of Lot 2 MetroCenter Tract 10A and Tract 1, of record in Book 7900, page 848, as corrected by Surveyor's Certificate of Correction of record in Book 9528, page 305, Register's Office for Davidson County, Tennessee, (the "Plat"), more fully described on the attached Exhibit A.
>
> BEING part of the property deeded to MetroCenter Holdings, Inc. by Quitclaim Deed from MetroCenter Properties, Inc., of record in Book 8321, page 668, R.O.D.C.

This is unimproved property at _____ French Landing Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit B attached hereto.

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, his heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and/or assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 14th day of December, 1994.

94 DEC 15 PM 3:

DAVIDSON COUNTY, TN

17582

IDENTIF. & REFERENCE

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 14th day of December, 1994.

Robert N. Buchanan III
Notary Public

ROBERT N. BUCHANAN, III NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
March 23, 1996

EXHIBIT A

SURVEYOR'S DESCRIPTION

Lot 2

Being a tract of land located in the First Civil District, Twentieth Councilmanic District, Nashville, Davidson County, Tennessee, located generally in the northeast quadrant of the intersection of Dominican Drive and French Landing Drive and being Lot 2 as shown on the plan of the Resubdivision Lot 2, MetroCenter Tract 10A and Tract 1 as of record in Book 7900, Page 848, as corrected by Surveyor's Certificate of Correction of record in Book 9528, Page 305, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the easterly right of way line of French Landing Drive, said point being the westerly terminus of the curve return of French Landing Drive and Dominican Drive;

THENCE, with said easterly right-of-way of French Landing, N 15° 27' 39" W, 390.67 feet to a point;

THENCE, continuing with said easterly right-of-way of French Landing Drive along a curve to the right, 67.51 feet to an existing iron pin with cap, said curve having a central angle of 08° 26' 46", a radius of 458.00 feet, a tangent of 33.82 feet and a chord of N 11° 14' 16" W, 67.45 feet;

THENCE, leaving said easterly right-of-way line with the southerly property line of Lot One, Resubdivision of Part of Block "E," Section I, MetroCenter as of record in Book 7900, Page 389, R.O.D.C.; passing the southeast corner at 236.97 feet, S 55° 37' 33" E, in total 447.93 feet to a point;

THENCE, N 58° 26' 25" E, 105.38 feet to a point;

THENCE, S 44° 13' 00" E, 208.74 feet to the northwest corner of A.G. Demonbreum, Jr. et ux as of record in Book 1941, Page 563, R.O.D.C.;

THENCE, with the northwesterly line of said A.G. Demonbreum, Jr. et ux, S 45° 18' 57" W, 167.51 feet to a fence post in the northerly right-of-way line of Third Avenue North;

THENCE, with said northerly right-of-way line of Third Avenue North, N 44° 56' 53" W, 73.94 feet to a point at the northerly terminus of Third Avenue North;

THENCE, leaving said northerly right-of-way line of Third Avenue North and following the northwesterly line of property conveyed to MetroCenter Holdings, Inc. as of record in Book 8321, Page 668, R.O.D.C.; S 45° 18' 57" W, 193.91 feet to an existing iron pin in the northerly right-of way line of Dominican Drive;

THENCE, with said northerly right-of-way line of Dominican Drive along a curve to the left 7.69 feet to a point, said curve having a central angle of 00° 49' 54", a radius of 530.00 feet, a tangent of 3.85 feet, and a chord of S 81° 04' 01" W, 7.96 feet;

THENCE, along a curve return to the right 221.69 feet to the point of beginning, said curve having a central angle of 84° 40' 47", a radius of 150.00 feet, a tangent of 136.68 feet, and a chord of N 57° 48' 03" W, 202.06 feet;

Containing 152,460 square feet or 3.50 acres, more or less.

Being a portion of the same property conveyed to MetroCenter Holdings, Inc. by deed of record in Book 8321, Page 668, R.O.D.C.

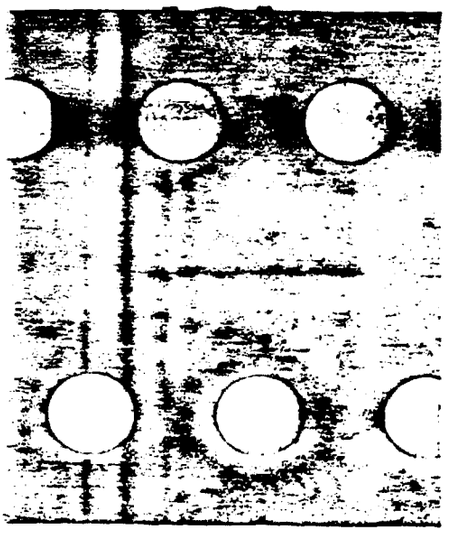
EXHIBIT B

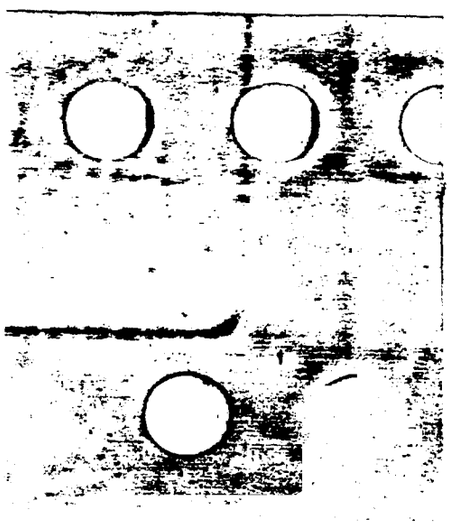
1. Restrictions as contained in Book 9382, page 56 and Book 9420, page 176.

2. All matters shown on Plat recorded in Book 7900, page 848 as corrected by the Surveyor's Certificate of Correction of record in Book 9528, page 305, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5242, page 389, modified in Book 5792, page 787, in the Declaration of record in Book 7012, page 61, in the Memorandum of Lease of record in Book 5225, page 112, in instrument of record in Book 5225, page 120 and in the Declarations of Agreements, Charges, Assessments and Liens of record in Book 7487, page 952, and in any allied instrument(s) referred to in said restrictions.

3491 12/15 0101 03CHECK 1765.25





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

RECEIVED OF _____

FOR _____

BOOK 9546 PG 693

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	
				472500.00
			CON TX	1748.25
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1765.25
			CHECK	1765.25
12/15/94	01		15:04 0001	3491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17582
IDENTIF. ➔ REFERENCE

94 DEC 15 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863447