BOOK 9560 PG 300

312489

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raymond Zimmerman PO Box 150769 Nashville TN 37215	SAME	142-278 142-283

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, GEORGE GIANIKAS, TRUSTEE ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto RAYMOND ZIMMERMAN ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property on U.S. Highway 70-S, Bellevue, Tennessee.

Said property is conveyed subject to the following matters:

1. 1994 real estate taxes, a lien, but not yet due and payable.

2. 1993 and 1992 real estate taxes are delinquent and are due and payable on Map and Parcel 142-283.

3. Easement for sewer line granted to the Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, of record in Book 6510, Page 458, said Register's Office.

4. Property Owners Maintenance Agreement of record in Book 6569, Page 238, said Register's Office.

5. Terms, conditions and stipulations as to the easements granted across Lot No. 1 contained in deed for record n Book 6588, Page 150, said Register's Office.

6. Matters shown on plans of record in Book 6050, Page 306, and Book 7900, Page 124, said Register's Office.

7. Agreement by and between Bellevue Associates and Third National Bank of record in Book 6630, Page 313, said Register's Office.

8. Terms, conditions, and restrictions in deed of record in Book 7154, Page 204, said Register's Office.

9. Deed of Trust of record in Book 7967, page 602, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs 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 himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This warranty deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust of record in Book 7967, page 602, Register's Office for Davidson County, Tennessee, as the same might be amended prior to the recording of this warranty deed. It is the intention of Grantor to transfer absolute title to the above described premises to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the lien created by the above described deed of trust will not merge into the fee title acquired by Grantee pursuant to this warranty deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting such merger and duly records same.

WITNESS my hand this 29TH day of NOVEMBER, 1994.

GEORGE GIANIKAS, TRUSTEE

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, George Gianikas, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29TH day of NOVEMBER, 1994.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

STATE OF TN)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,500,000.00.

Grape Grande
Affiant

Sworn to and subscribed before me this 29TH day of NOVEMBER, 1994.

Phyllis Montague
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

[illegible]

21716
IDENTIFICATION REFERENCE

94 DEC 30 PM 2:05

[illegible] REGISTER
DAVIDSON COUNTY, TN

303 - 2 30 MAIL DEED 9567.00

EXHIBIT A

Being a parcel of land in Nashville, Second Civil District, Thirty-Fifth councilmanic District, Davidson County, Tennessee, located on the northerly margin of U.S. Highway 70-S and west of Sawyer Brown Road, being Lot No. 2 shown on re-subdivision of Lots 2, 3 & 4 (2nd Revision) Section Two, American Subdivision of record in Book 6050, page 407, Register's Office, Davidson County, and being Lot No. 1 shown on the subdivision of H.L. Smith, et. ux. of record in Book 6250, page 472, Register's Office, Davidson County, and a triangular strip between said Lots shown on the Plan of Bellevue Mini-Warehouse of record in Book 6900, page 892, and the Plan of Resubdivision of Lot 2, Section 2, American Subdivision of record in Book 6050, page 306, Register's Office, Davidson County, all being more particularly described as follows:

BEGINNING at a point in the northerly margin of U.S. Highway 70-S, said point being westerly 2,100 feet, more or less, from the centerline of Sawyer Brown Road;

THENCE, with said northerly margin along a curve to the right having a central angle of 13° 15' 44", a radius of 1785.00 feet, a distance of 413.17 feet and a chord of N 64° 30' 41" W, 412.25 feet to a point;

THENCE, N 57° 53' 00" W, 43.20 feet to a point in the westerly line of Lot One of the H.L. Smith plat of record in Book 6250, page 472, Register's Office, Davidson County.

THENCE, with said westerly line N 34° 13' 00" E, 240.00 feet to a point in the northerly line of Lot 1 of the above-mentioned plat;

THENCE, with the northerly line of Lot One of the H.L. Smith plat, as of record in Book 6250, page 472, Register's Office, Davidson County S 69° 08' 00" E, 170.91 feet to a point;

THENCE, S 74° 30' 00" E, 175.22 feet to a point in the northeasterly corner of Lot 2 of the 2nd Revision, Section Two, American Subdivision as of record in Book 6050, page 407, Register's Office, Davidson County;

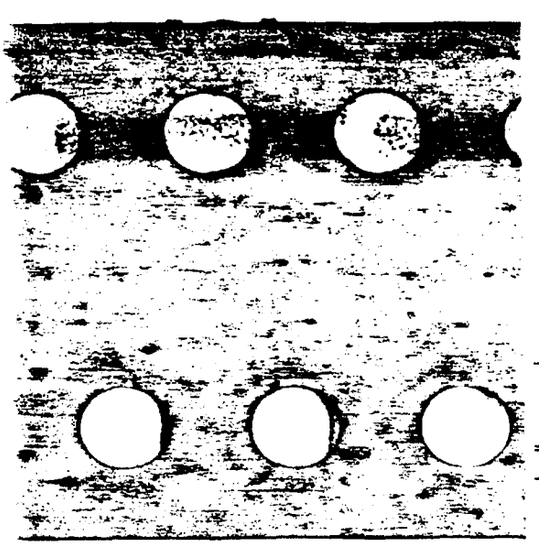
THENCE, with the easterly line of Lot 2, the following calls:

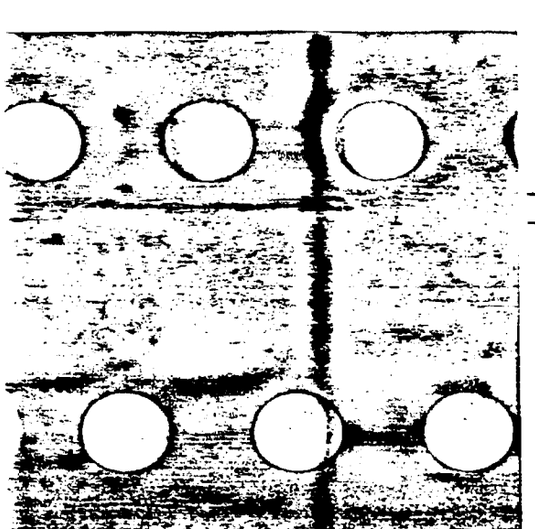
S 15° 30' 00" W, 103.24 feet to a point;
S 74° 30' 00" E, 25.00 feet to a point;

THENCE, S 15° 30' 00" W, 191.94 feet to the point of beginning.

Containing 108,868 square feet or 2.50 acres, more or less.

Being the same property conveyed to Grantor by deed of record in Book 7967, page 597, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9560 PG 304

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	
				1500000.00
			CON TX	5550.00
			PRFEE	1.00
			WDEED	16.00
				5567.00
			CHECK	5567.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/94 01 14:04 0001 8008

94 DEC 30 PM 2:0

REGISTER DAVIDSON COUNTY, TN.

21716

IDENTIF. & REFERENCE

No. 867893