BK 9718 PG 975

Box 37
LL

SPECIAL WARRANTY DEED

FROM:	THIRD NATIONAL BANK IN NASHVILLE, Grantor	This instrument was prepared by: Cynthia N. Sellers Farris, Warfield & Kanaday Suite 1900 Third National Financial Center 424 Church Street Nashville, Tennessee 37219
TO:	PINNACLE POINT, L.P. Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4121 Hillsboro Road Suite 302 Nashville, TN 37215	Same	135-0-375
		Field Book Numbers
		2DX-00375

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Nine Hundred Thousand Dollars ($2,900,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of June, 1995.

Notary Public

My Commission Expires: May 30, 1999

FOR AND IN CONSIDERATION OF the sum of Two Million Nine Hundred Thousand Dollars ($2,900,000), the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, Grantor, has bargained and sold, and by these presents does transfer and convey unto PINNACLE POINT, L.P., a Tennessee limited partnership, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract of land in the Second Civil District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Pinnacle Point Commercial Tract, of record in Book 6250, page 733, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the northeast corner of the herein described tract, said monument being the southerly right-of-way of Murfreesboro Road (State Route 70 S) having a right-of-way width of 100 feet and proceeding as follows:

1. With the right-of-way of Murfreesboro Road, S 34° 19' 00" E, a distance of 118.00 feet to an iron pin, said iron pin being the radius turn-out point in the northwest intersection of Murfreesboro Road and Una-Antioch Pike; thence,

2. With a radius turn-out curve to the right having a radius of 72.65 feet a distance of 86.22 feet to an iron pin in the westerly right-of-way of Una-Antioch Pike; said curve having a chord bearing of S 0° 19' 00" E, and a chord distance of 81.25 feet; thence,

3. With the westerly right-of-way of Una-Antioch Pike and with a curve to the left having a radius of 326.84 feet a distance of 226.48 feet to an iron pin; said curve having a chord bearing of S 13° 49' 56" W, a chord distance of 221.97 feet; thence,

4. Continuing with the westerly right-of-way of Una-Antioch Pike and with a curve to the right having a radius of 367.42 feet, a distance of 103.55 feet to an iron pin; said curve having a chord bearing of S 2° 03' 18" W, a chord distance of 103.21 feet; thence,

5. Continuing with the westerly right-of-way of Una-Antioch Pike, S 10° 07' 44" W, a distance of 6.88 feet to an iron pin, thence,

6. Continuing with the westerly right-of-way of Una-Antioch Pike, S 79° 52' 16" E, a distance of 15.00 feet to an iron pin; thence,

7. Continuing with the westerly right-of-way of Una-Antioch Pike, S 10° 07' 44" W, a distance of 388.00 feet to an iron pin; thence,

8. Leaving the right-of-way of Una-Antioch Pike, N 79° 52' 16" W, a distance of 325.00 feet to an iron pin; thence,

9. N 15° 04' 26" W, a distance of 662.19 feet to a concrete monument; thence,

10. N 70° 17' 44" E, a distance of 570.00 feet to the point of beginning and containing 364,135 square feet, more or less, or 8.36 acres, more or less.

Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed and Bill of Sale from Julian L. Bibb, Successor Trustee, of record in Book 8340, page 610, Register's Office for Davidson County, Tennessee.

Together with all Grantor's rights in, to and under all leases and rental agreements affecting such property.

Together with all easement rights set out in that certain Deed of Easement of record in Book 9195, page 125, said Register's Office.

This is improved property, known as Pinnacle Point Shopping Center, 2275 and 2285 Murfreesboro Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Metro taxes for 1995, a lien, but not yet due and payable, which will be prorated and paid by Grantee.

2. Short Form Lease Agreement to Crook's Supermarkets, Inc. and recorded in Book 6780, page 104, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6405, page 169, said Register's Office.

4. Easement for public utilities and drainage, anchor easements, overhang easements, area dedicated for right-of-way notes and conditions of owner's certificate, as shown on the Plan of record in Book 6250, page 733, said Register's Office. Said Plan states it is a Comm. P.U.D. Reference is hereby made to said plan for more complete details.

5. Storm Water Detention Joint Maintenance Agreement and recorded in Book 6594, page 983 and Book 6865, page 79, and Book 9195, page 132, said Register's Office.

6. Right-of-Way Easement contained in instrument recorded in Book 6963, page 989, said Register's Office.

7. Overhead Line Easement as set forth in instrument recorded in Book 9637, page 460, said Register's Office.

8. Any and all tenants in possession.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

95 JUL -3 AM 9:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

TAX 07703 3131 03CHECK 10747.00

IDENTIFICATION REFERENCE
0075388

Witness this hand this 30th day of June, 1995.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: Vice President

By: _____

Title: Asst Vice Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LaVerne Williams, a Notary Public of said County and State, personally appeared John W. Donohue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ~~Asst~~ V. P. (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such ~~Asst.~~ V. P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as ~~Asst.~~ V. P.

Witness my hand and seal, at Office in Nashville, this 30th day of June, 1995.

LaVerne Williams
Notary Public

My Commission Expires: May 30, 1999

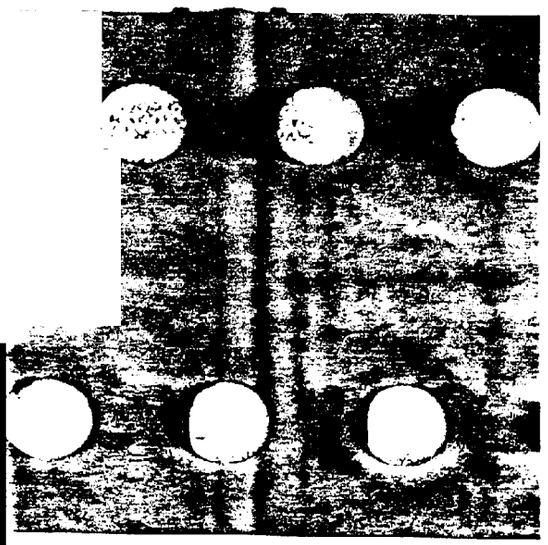
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

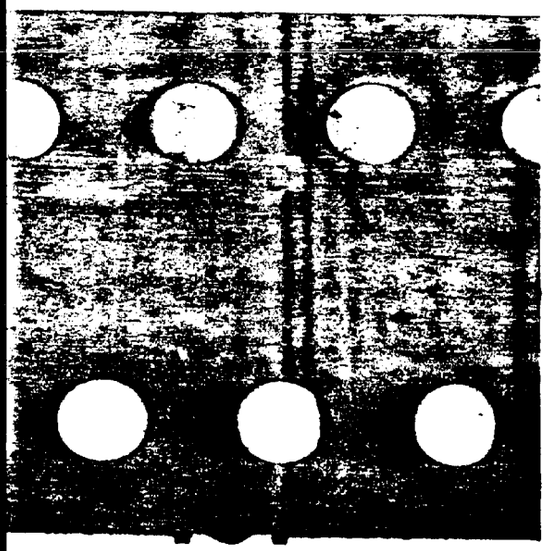
Before me, LaVerne Williams, a Notary Public of said County and State, personally appeared Steven C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. V. P. (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Asst. V. P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Asst. V. P.

Witness my hand and seal, at Office in Nashville, this 30th day of June, 1995.

LaVerne Williams
Notary Public

My Commission Expires: May 30, 1999





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9718 PG 979

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
2900000.00
CON TX 10730.00
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 10747.00
CHECK 10747.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/95 01 09:21 0001 7110

0075388

IDENTIF. # REFERENCE

95 JUL -3 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926268