THIS INSTRUMENT PREPARED BY:
Henry C. McCall
4301 Hillsboro Pike, Suite 225
Nashville, Tennessee 37215

GENERAL WARRANTY DEED BOOK 9828 PG 970

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Metropolitan Airport Center Limited Partnership **4301 Hillsboro Pike, Suite 225** **Nashville, TN 37215**	**Same**	**075-04-0 246**

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, I, MILLARD V. OAKLEY ("Grantor"), have bargained and sold, and by these presents transfer and convey unto METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property at the intersection of Lebanon Road and Tulip Grove Road, Davidson County, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

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.

J. ANNETTE OAKLEY, wife of MILLARD V. OAKLEY, joins in this conveyance to convey all her rights.

Grantors further covenant and bind themselves and their heirs and representatives 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.

WITNESS our hands this 4th day of January, 1995.

MILLARD V. OAKLEY

J. ANNETTE OAKLEY

BOOK 9828 PG 971

STATE OF TENNESSEE)
COUNTY OF OVERTON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Millard V. Oakley, 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 4th day of January, 1995.

Tammie Sills
Notary Public

TAMMIE SILLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

10-22-97

STATE OF TENNESSEE)
COUNTY OF OVERTON)

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

WITNESS my hand, at office, this 4th day of January, 1995.

Tammie Sills
Notary Public

TAMMIE SILLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

10-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 386,618.00

Metropolitan Airport Center Limited Partnership
by Harry C. McCall, general partner
Affiant

Sworn to and subscribed before me this 9th day of ~~January~~ October Home, 1995.

Sandra D. Wilkins
Notary Public

SANDRA D. WILKINS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

11-20-96

BOOK 9828PG972

EXHIBIT A

Lot No. 2 on the plan of Tulip Grove Center, Phase 1, as shown on plat of record in Plat Book 7900, page 653, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Millard V. Oakley by deed of record in Book 8519, page 946, said Register's Office less and except Lot No. 1 on the above designated plat which was previously conveyed by Grantor by deed of record in Book 9340, page 56, said Register's Office.

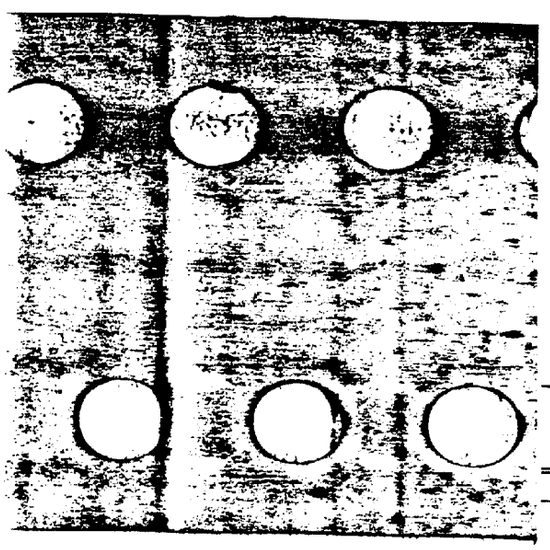
EXHIBIT B

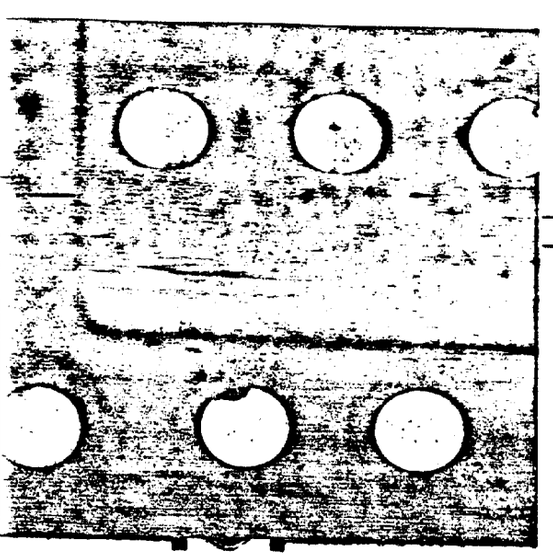
1. Taxes for 1994 and thereafter.
2. Deed to State of Tennessee of record in Book 6183, page 487, said Register's Office.
3. Easement set forth in instrument recorded in Book 4106, page 812, said Register's Office.
4. Restrictions as contained in Book 8154, page 118, as amended by Book 9340, page 53, said Register's Office.
5. All matters shown on the plat of record in Book 7900, page 653, said Register's Office.

0112552
IDENTIFICATION REFERENCE

95 OCT 16 PM 2:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

95/10/16 0101 03CHECK 1443.42





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

RECEIVED OF _____

FOR _____

BOOK 9828 PG 973

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 386618.00
CON TX 1430.42
PRFEE 1.00
WDEED 12.00
TOTAL 1443.42
CHECK 1443.42

10/16/95 01 14:43 0001 7162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT 16 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0112552
IDENTIF. # REFERENCE

No. 965896