0146484

IDENTIF. & REFERENCE

Box 49
30709
SJ

THIS INSTRUMENT PREPARED BY:
Sullivan F. Marsden
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

96 FEB -1 PM 3:57

FELIX Z. NELSON, REGISTER
DAVIDSON COUNTY, TN.

BOOK 9935 PG 733

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
WRC Properties, Inc. c/o Teachers Insurance & Annuity Corporation 730 Third Avenue New York, NY 10017 Attn: Harry St. Clair	WRC Properties, Inc. c/o Teachers Insurance & Annuity Corporation 730 Third Avenue New York, NY 10017 Attn: Gloria Addamo	120-148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Two Thousand Four Hundred Fifty Dollars ($92,450).

AFFIANT

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 23, 1996

For and in consideration of the sum of Ninety Two Thousand Four Hundred Fifty Dollars ($92,450), paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the HORTENSE DOWNARD IRREVOCABLE TRUST (collectively referred to as "GRANTOR"), has bargained and sold, and by these presents does hereby convey unto WRC PROPERTIES, INC., a Delaware corporation ("GRANTEE"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described in the attached **Exhibit A.**

TO HAVE AND TO HOLD the aforesaid unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

And the GRANTOR does covenant with the GRANTEE that they are lawfully seized and possessed of the land in fee simple, have a good and lawful right to convey it, and warrant that the property is unencumbered, except as set forth above.

And the GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of January, 1996.

HORTENSE DOWNARD IRREVOCABLE TRUST

By: Jack K. Byrd Trustee
JACK K. BYRD, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HORTENSE DOWNARD IRREVOCABLE TRUST, JACK K. BYRD, TRUSTEE, the 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 and official seal at Nashville, Tennessee this 26TH day of January, 1996.

Phyllis Montesano
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 23, 1996

D:\WP\SFM\47.22\WARRANTY.DED

EXHIBIT A

LAND lying in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, according to a survey dated January 12, 1994 by Ragan-Smith-Associates, Inc., John O. Spry, Registered Land Surveyor, Tennessee No. 727 and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of McGavock Pike (60-foot right-of-way) that is 528.54 feet South of the southerly end of the southwesterly return curve at the intersection of McGavock Pike and Murfreesboro Pike, U.S. 41 and 70-S State Route 1 (right-of-way width varies). Said iron pin being the northeasterly property corner of a tract of land deeded to the Hortense Downard Irrevocable Trust, F/B/O Melina Medlin as of record in Deed Book 8828, page 143, Register's Office for Davidson County, Tennessee; thence,

LEAVING the westerly right-of-way line of McGavock Pike, with the northerly property line of the Hortense Downard Irrevocable Trust Tract, North 72° 37' 00" West, 541.47 feet to an existing iron pin on the easterly right-of-way line of the C.S.X. Railroad (120-foot right-of-way); thence,

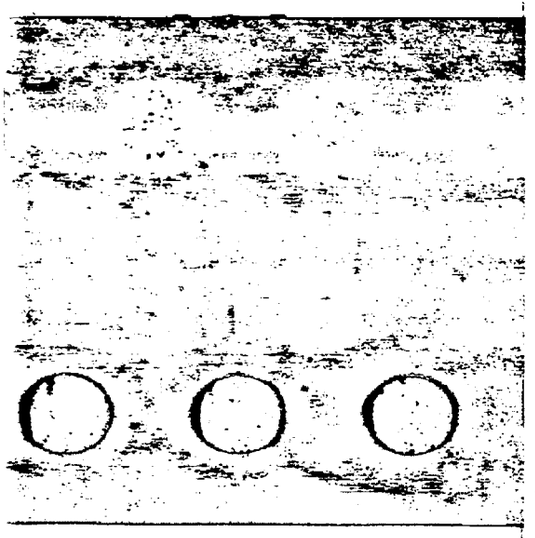
WITH the easterly right-of-way line of the railroad, North 18° 01' 10" East, 80.35 feet to an iron pin (set); thence,

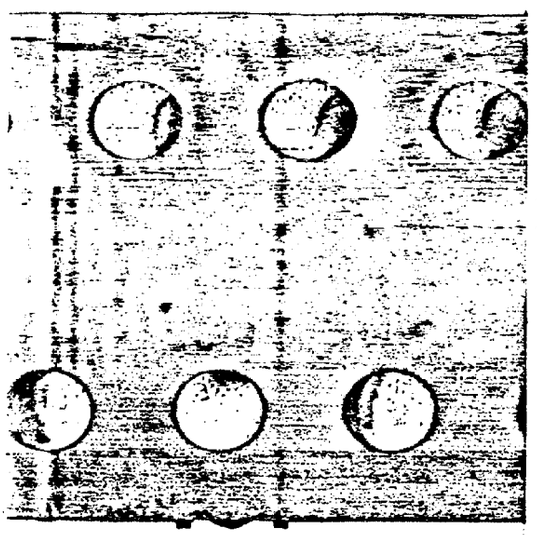
LEAVING said right-of-way line, with a severance line, South 71° 32' 36" East, 547.27 feet to an iron pin (set) on the westerly right-of-way line of McGavock Pike; thence,

SOUTHWESTWARDLY, with the westerly right-of-way line of McGavock Pike, having a 924.93 feet radius curve to the right a distance of 70.42 feet to the point of beginning. Said curve has a chord bearing and distance of South 22° 45' 54" West, 70.407 feet. This tract contains 40,996 square feet or 0.942 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

BEING the same property conveyed to Hortense Downard Irrevocable Trust, by Deed of Record in Book 9551, page 562, Register's Office for Davidson County, Tennessee.

3827 02/01 0101 03CHECK 354.88





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

RECEIVED OF _____

FOR _____

BOOK 9935 PG 736

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	92450.00
CON TX	341.88
PRFEE	1.00
WDEED	12.00
TOTAL	354.88
CHECK	354.88

02/01/96 21 14120 2001 3827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146484
IDENTIF. & REFERENCE

96 FEB -1 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002068