file 31/ds

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This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10009 PG 285

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Leadmark Properties, L.L.C. 151 Athens Way Nashville, TN 37228	Same	Map 70-12, Parcel 4

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BPT PROPERTIES**, a Tennessee General Partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto **LEADMARK PROPERTIES, L.L.C.**, a Tennessee Limited Liability Company, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A tract of land in Davidson County, Tennessee, more particularly described as follows:
>
> Tract 8B-1 on the First Revision to MetroCenter Tract 8B-1 recorded October 3, 1978, in Book 5190, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description, together with such portion of the following described property which extends beyond the boundaries of said Tract 8B-1:
>
> > A tract of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the north and east by Tract 8B, MetroCenter, on the south by Tract 8A, MetroCenter, as recorded in Plat Book 4715, page 93, Register's Office for Davidson County, Tennessee, and on the west by Athens Way, all as shown on the Resubdivision of Part of Block "G" Section 1 -Book 4675, page 48, MetroCenter Tract 8B-1, of record in Book 5190, page 141, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northeast margin of Athens Way, 289.5 feet, more or less, from the centerline of French Landing Drive and being the north corner of Tract 8A, MetroCenter; thence, N 23° 44' 10" E, 160.00 feet to a point; thence, S 66° 15' 50" E, 159.14 feet to a point; thence, S 23° 44' 10" W, 108.00 feet to a point; thence N 66° 15' 50" W, 28.93 feet to a point; thence, S 23° 44' 10" W, 52.00 feet to a point on the north property line of Tract 8A, MetroCenter; thence along said property line, N 66° 15' 50" W, 130.21 feet to the point of beginning. Containing 23,958 square feet or 0.55 acres, more or less.

Being the same property conveyed to BPT Properties by deed from Metrocenter Properties, a partnership composed of Pathfinder Resources, Incorporated, R. C. Mathews, Contractor, Inc. and Robert C. H. Mathews, Jr., of record in Book 5333, page 716, as corrected by Deed of Correction of record in Book 5339, page 99, said Register's Office, by quitclaim deed from Metrocenter Holdings, Inc., of record in Book 9194, page 236, said Register's Office, and by quitclaim deed from the Board of Publication of the Methodist Church, an Illinois corporation, d/b/a the United Methodist Publishing House, of record in Book 9194, page 239, said Register's Office.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 8th day of April, 1996.

BPT PROPERTIES, a Tennessee General Partnership

By: _____
David H. Booth, Partner

By: _____
Edward M. Polk, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared DAVID H. BOOTH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner (or other officer authorized to execute the instrument), of BPT Properties, the within named bargainor, a Tennessee General Partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 8 day of April, 1996.

Debbie L. Sloan
Notary Public

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared EDWARD M. POLK, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner (or other officer authorized to execute the instrument), of BPT Properties, the within named bargainor, a Tennessee General Partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 8 day of April, 1996.

Debbie L. Sloan
Notary Public

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $525,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 8 day of April, 1996.

Debbie L. Sloan
Notary Public
My Commission Expires: 9-26-98

0169215
IDENTIF. + REFERENCE

96 APR -9 AM 10: 12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

8145 04/09 0101 03CHECK 1963.50

EXHIBIT A

1. Taxes for 1996 which have been prorated and assumed by Grantor are a lien against the property, but not yet due and payable (Map 70-12, Parcel 4).

2. All matters shown on the plans of record in Book 5190, pages 141 and 189, Register's Office for Davidson County, Tennessee.

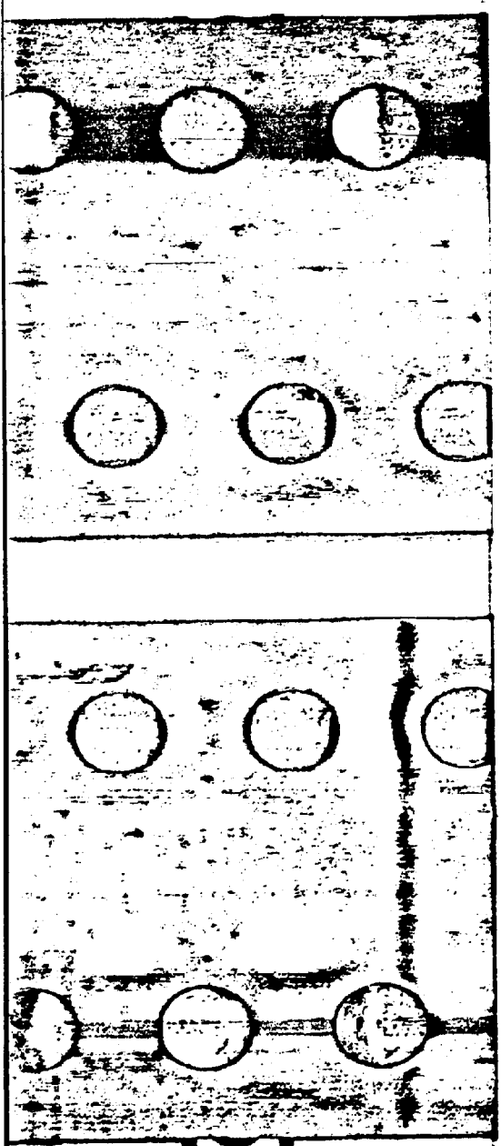
3. Restrictions contained in the lease of record in Book 5225, page 112, said Register's Office.

4. Restrictions contained in the instrument of record in Book 5225, page 120, said Register's Office.

5. Master Deed Establishing Lien for Expenses of Administration and of Maintenance and Repairs of Common and Joint Accesses and Easements for Eight B, Metrocenter, of record in Book 5332, page 587, said Register's Office, and the Bylaws attached thereto, including, but not limited to easements, rights and interests in favor of other lot owners, and all conditions, covenants, restrictions, burdens, assessments and other undertakings contained in said Master Deed and Bylaws.

6. Deed of Trust executed by B.P.T. Properties, a Tennessee general partnership, to Guaranty Title Company, Trustee for First American National Bank, of record in Book 9195, page 101, said Register's Office, which states that it secures an indebtedness in the original principal amount of $240,000.00.

7. UCC-1 Financing Statement executed by B.P.T. Properties as Debtor and First American National Bank as Secured Party of record in Book 9195, page 107, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 10009 PG 290

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
525000.00
CON TX 1942.50
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
TOTAL ~~1963.50~~
PAID ~~1963.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/09/96 01 10:13 0001 8145

0169215
IDENTIF. ↑ REFERENCE

96 APR -9 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026131