BOOK 10058 PG 726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,806.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: ~~July 26, 1997~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 3027 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUE PROPERTIES, LLC (NAME)	Same (NAME)	MAP 60
550 Brick Church Park Dr. (ADDRESS)	(ADDRESS)	PARCEL 90
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES W. HAWKINS, III, TRUSTEE WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENUCMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, FOR * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUE PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 6A on the Plan of the Re-subdivision of Lot 6A and 7 of Brick Church Business Park, Phase Two, of record in Plat Book 8250, page 215, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by Deed from Capital Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance, of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee. The said Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, for Brick Church Business Park, a Tennessee joint venture having quitclaimed the property to Charles W. Hawkins, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, for Brick Church-Servitech, a Tennessee joint venture of record in Book 9428, page 444, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to those matters shown on attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 550 Brick Church Park Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*BRICK CHURCH-SERVITECH, A TENNESSEE JOINT VENTURE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of May, 19 96

Charles W. Hawkins, III Trustee

CHARLES W. HAWKINS, III, 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 CHARLES W. HAWKINS, III, TRUSTEE WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENUCMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, FOR BRICK CHURCH-SERVITECH, A TENNESSEE JOINT VENTURE

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 23rd day of May, 96.

Commission expires ~~July 26, 1997~~ 10/2/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

0184456
IDENTIF. → REFERENCE

96 MAY 23 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4571 05/23 0101 03CHECK 4730.13

EXHIBIT "A"

1996 Taxes and subsequent years, a lien, but not yet due and payalbe.
Map 60, parcel 90

Matters as shown on the Plan of record in Book 8250, page 215, said Register's Office.

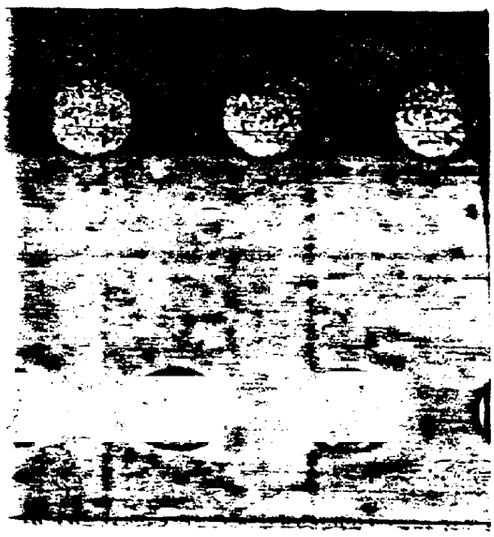
Storm Water Detention Agreement of record in Book 8183, page 566, said Register's Office.

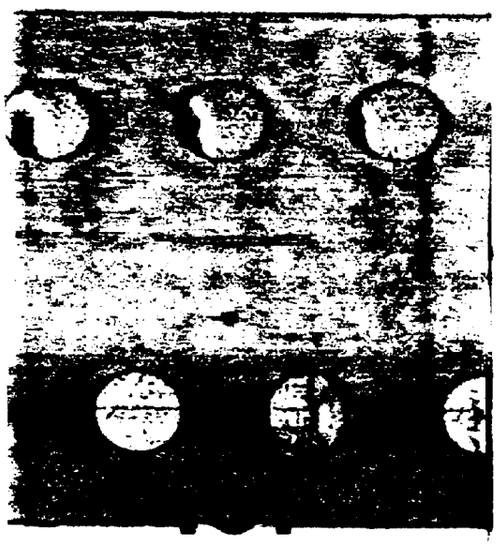
Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6695, page 60, said Register's Office.

Deeds of Conveyance to Metro as to water mains, sewer mains, etc. to serve Brick Church Business Park of record in Book 7893, page 459, Book 8127, page 848, Book 8127, page 897, and Book 8664, pages 92 and 97, said Register's Office.

Declaration of Protective Covenants of record in Book 7644, page 252 and Book 8255, page 536, said Register's Office.

Rights and claims of parties in possession.





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

RECEIVED OF _____

FOR _____

BOOK 10058 PG 729

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
1274096.00
CON TX 4717.13
PRFEE 1.00
MDEED 12.00
TOTAL 4730.13
CHECK 4730.13
05/23/96 01 10:57 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
CAMT
1274096.00-
CAMT
1274906.00
~~TOTAL 0.00~~
~~CHECK 0.00~~
05/23/96 01 12:31 0001 4588

0184456
IDENTIF. # REFERENCE

96 MAY 23 AM 10: 54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Total 4730.13

No. 1042506