43

WARRANTY DEED

BOOK 10066 PG 349

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00

William Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delta Dental Plan of Tennessee (NAME)	SAME (NAME)	70-16-10
240 French Landing Drive (ADDRESS)	(ADDRESS)	8DA-15617
Nashville, TN 37209 (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, Tennessee Telco Credit Union, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delta Dental Plan of Tennessee, a Tennessee corporation

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:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, being Lot 7K of the Resubdivision of part of Block "G", Section No. 1, Metrocenter, as of record in Plat Book 5060, Page 118, in the Register's Office for Davidson County, Tennessee, and being the property of Tennessee Telco Credit Union, as of record in Deed Book 5140, Page 622, and being bounded on the North by Nashville Area United Way, as of record in Deed Book 5345, Page 229, on the East by First Industrial Financing Partnership, L.P., as of record in Deed Book 9399, Page 974, on the South by Dede Wallace Institute, as of record in Deed Book 6809, Page 826, and on the West by Venture Place (a Private Road) and being more particularly described according to the boundary survey dated April 1, 1996 prepared by Cherry Land Surveying, Inc. and referred to as Job No. 96105 as follows:

BEGINNING at an P.K. nail in the centerline of Venture Place (a Private Road) at a corner common with Nashville Area United Way; thence, with the South line of Nashville Area United Way, North 66 deg. 59 min. 00 sec. East, 227.26 feet to an iron rod; thence, with the West line of First Industrial Financing Partnership, L.P., South 25 deg. 50 min. 00 sec. East 266.51 feet to an iron rod at a corner common with Dede Wallace Institute; thence, with the North line of Dede Wallace Institute, South 74 deg. 02 min. 00 sec. West, 266.00 feet to a P.K. nail in the center of Venture Circle (a Private Road); thence, with the centerline of Venture Circle, North 15 deg. 58 min. 00 sec. West, 150.00 feet to a P.K. nail; thence, with a curve to the left, said curve having a central angle of 07 deg. 03 min. 00 sec., a radius of 690.00 feet, a chord of North 19 deg. 29 min. 30 sec. West, 84.85 feet to an arc length of 84.90 feet to the point of beginning.

CONTINUED ON EXHIBIT A ATTACHED HERETO

unimproved ( )
This is improved (X) property, known as 240 French Landing Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of May 19 96

Tennessee Telco Credit Union, a Tennessee Corporation
By: Garth Griese
Garth Griese, President

BOOK 10066 PG 350

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Garth Griese and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Tennessee Telco Credit Union the within named bargainor, and corporation, and that he as such President 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 Garth Griese as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of May 19 96.

My commission expires 11-20-96

_____
Notary Public

IDENTIFICATION REFERENCE

0186873

96 MAY 30 PM 12:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

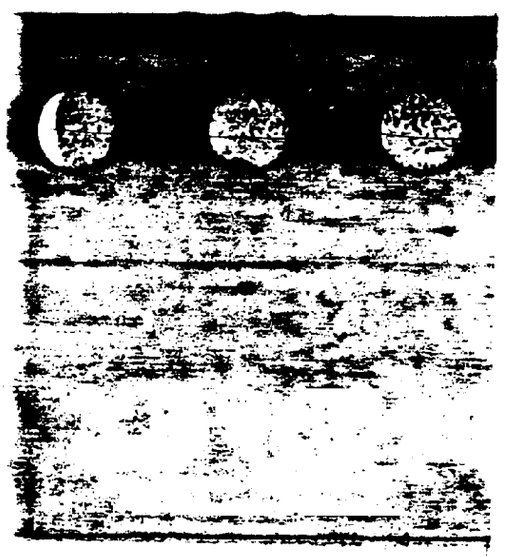
EXHIBIT "A"

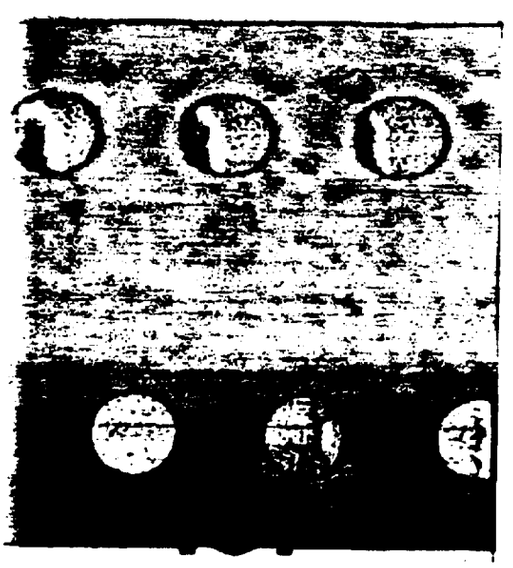
LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Tennessee Telco Credit Union, a Tennessee corporation by deed from MetroCenter Properties, a partnership composed of R.C. Mathews, Pathfinder Resources, Inc., a Delaware corporation and R.C. Mathews Contractor, Inc., a Tennessee corporation of record in Book 5140, Page 622, Register's Office for Davidson County, Tennessee.

The conveyance of this property is subject to restrictions of record in Book 4829, Page 722 and the terms, provisions, covenants, conditions, easements, rights established and establishing lien for expenses of administration and of maintenance and repairs of common and joint accesses and easements as contained in the Master Deed of MetroCenter recorded in Book 5026, Page 783, said Register's Office, and First Amendment of Master Deed as recorded in Book 5035, Page 967, said Register's Office.

7138 05/30 0101 03CHECK 4453.00





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 352

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
				1200000.00
				CON TX 4440.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 4453.00
				CHECK 4453.00
05/30/96	01			12:43 0001 7138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186873
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 12:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045041