Box 38 GEM

BOOK 10210 PG 562

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
~~File Box Number 42~~

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
William R. Long 5819 Old Harding Road Nashville, TN 37205	Same	116-13-106.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, BELLE MEADE GALLERIA I LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto WILLIAM R. LONG, a Tennessee resident, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located on the easterly margin of Harding Road between Harding Place and Leake Avenue, being Lot Nos. 1, 2, 3, and part of Lot No. 4 shown on the H.B. Alexander's subdivision of record in Book 843, page 27, Register's Office for Davidson County, Tennessee, being part of Lot No. 12 on the plan showing H.B. Alexander's subdivision of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, and being part of Lot 160 in Bransford Realty Company's Belle Meade Links subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the easterly margin of Harding Road (Memphis-Bristol Highway, Highway 70S, State Route 1), said point being 14.96 feet north of the northwest corner of Lot No. 1 of H.B. Alexander's Subdivision, of record in Book 843, page 27, Register's Office for Davidson County, Tennessee, and the southwest corner of Lot No. 12 of H.B. Alexander's subdivision, of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, said point also being the southwest corner to John A. Ramsey, Jr., et al, of record in Book 2679, page 449, Register's Office for Davidson County, Tennessee.

Thence, leaving said margin with Ramsey's southerly line, S 66 degrees 21' E, 124.82 feet to an iron pin, Ramsey's southeast corner;

Thence, with Ramsey's easterly line, N 24 degrees 38' E, 34.98 feet to an iron pin in the south line of James Lowery, of record in Book 5262, page 563, Register's Office for Davidson County, Tennessee;

Thence, with Lowery's southerly line, S 66 degrees 21' E, 64.24 feet;

Thence, N 27 degrees 13' E, 105.00 feet to a point;

Thence, S 68 degrees 00' E, 300.00 feet to a point in the center of Richland Creek;

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DAVIDSON COUNTY, TN

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Thence, with said creek, S 19 degrees 25' W, 122.30 feet;

Thence, S 72 degrees 35' W, 62.37 feet;

Thence, S 78 degrees 43' W, 195.80 feet;

Thence, with the west branch of Richland Creek, S 57 degrees 03' W, 90.00 feet;

Thence, S 32 degrees 58' W, 195.00 feet;

Thence, S 31 degrees 28' W, 12.17 feet;

Thence, leaving said branch with the northerly line of James E. Lawson, of record in Book 3705, page 249, Register's Office for Davidson County, Tennessee, N 68 degrees 41' W, 44.07 feet to an iron pin;

Thence, with the easterly line to Annie Ruth Russell, of record in Book 1490, page 521, Register's Office for Davidson County, Tennessee, and Hollie Mae Parker Russell, of record in Book 4870, page 230, Register's Office for Davidson County, Tennessee, said line being 30 feet easterly of the rear line of Lots Nos. 5, 6, 7, 8 and part of Lot No. 4, Alexander's subdivision, N 21 degrees 19' E, 215.74 feet;

Thence, with Hollie Mae Russell's northerly line, N 70 degrees 05' W, 160.20 feet to an iron pin in the easterly margin of said Harding Road;

Thence, with said margin with a curve to the right having a radius of 4,544.00 feet, a central angle of 02 degrees 33' 33", a tangent distance of 101.50 feet, with arc of said curve 202.96 feet to the point of beginning.

Being the same property conveyed to Belle Meade Galleria I Limited Partnership by Special Warranty Deed of record in Book 8991, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as Belle Meade Galleria, 5133 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Metro Taxes for 1996, a lien but not yet due and payable, which will be prorated and paid by Grantee;

2. Easement for the flow of Richland Creek;

3. Sanitary Sewer and/or Storm Drainage Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3878, page 100, Book 4419, page 318, Book 4419, page 322, Book 5878, page 433 and Book 7382, page 782, Register's Office for Davidson County, Tennessee;

4. Easement for Ingress-Egress as set forth in Book 2139, Page 18, and Book 2697, page 449, said Register's Office;

5. Telephone Line Easement(s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 1207, page 547, said Register's Office;

6. Parking and Access Easement of record in Book 6399, page 533, said Register's Office;

7. Excerpt from an Offer and Acceptance of Donation Agreement of record in Book 8204, page 144, said Register's Office, with regard to the placement of a traffic signal on Harding Road at Post Road;

8. All matters shown on Plat recorded in Book 1130, page 46, said Register's Office;

9. All matters shown on Plat recorded in Book 843, page 27, said Register's Office; and

10. All matters shown on Plat recorded in Book 421, pages 94 and 95, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30th day of September, 1996.

"GRANTOR"

BELLE MEADE GALLERIA I LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CHARLES B. REASON, JR., a Notary Public in and for the County and State aforesaid, personally appeared GEORGE N. SPIVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be General Partner of Belle Meade Galleria I Limited Partnership, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of September, 1996.

_____
Notary Public

My Commission Expires:

1-24-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,305,000.00.

AFFIANT

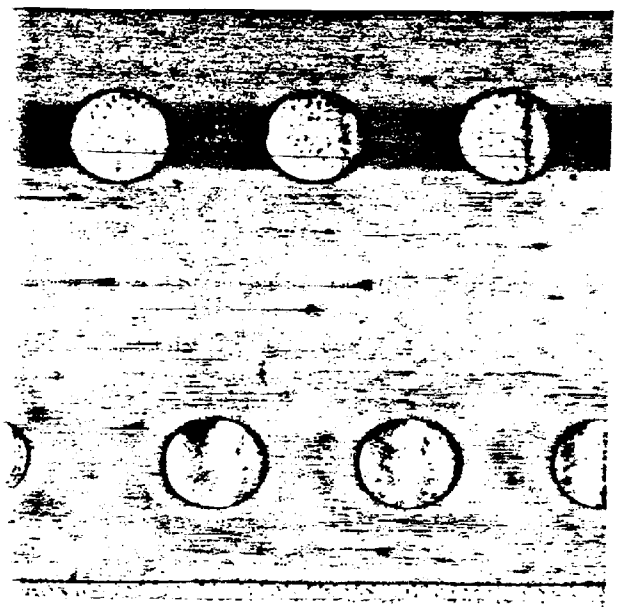
~~September~~ October SUBSCRIBED and sworn to before me, this 15th day of September, 1996.

Notary Public

My Commission Expires:

5-23-98

5223 10/01 0101 03CHECK 8545.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

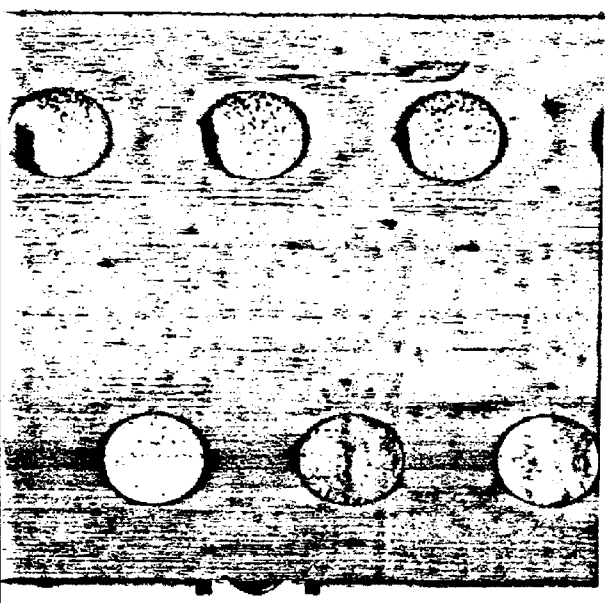
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FOR _____

BOOK 10210 PG 566

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
2305000.00
CON TX 8528.50
PRFEE 1.00
WDEED 16.00
TOTAL 8545.50
CHECK 8545.50
10/01/96 01 15:58 0001 5223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072312

No [redacted]