0242719 Box 6035
IDENTIF. + REFERENCE SP

**THIS INSTRUMENT PREPARED BY:** (JAG)
BAKER, DONELSON, BEARMAN & CALDWELL,
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

96 NOV -1 PM 4:20
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

FROM: **54 MUSIC SQUARE EAST, L.P.,**
a Tennessee limited partnership ("GRANTOR")

TO: **DD NASHVILLE, L.P.,**
a Delaware limited partnership ("GRANTEE")

ADDRESS NEW OWNER:

DD Nashville, L.P.
c/o DRA Advisors, Inc.
1180 Avenue of the Americas
New York, New York 10036-8401

SEND TAX BILLS:

BOOK 10246 PG 796

SAME

TAX PARCEL NUMBER 7151 11/01 0101 03CHECK 16681.50

Tax Map 93-13/Parcel 149/Field Book 10W 04910

## LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by DD Nashville, L.P., a Delaware limited partnership ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 54 Music Square East, L.P., a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Grantee, it successors and assigns, all of its interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And 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 for an Easement for maintenance, 2.5 feet wide and parallel to the entire east margin of Music Square East, as shown in Book 6219, page 525 and Book 6220, page 775, Register's Office for Davidson County, Tennessee; and all matters shown on the as-built survey dated March 21, 1996, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, Tennessee 37204, Job No. 93003.

And Grantor does further covenant and bind itself, its successors and assigns, 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 claiming by, through or under Grantor, but no further or otherwise.

The word "grantee" as used herein shall mean "grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS this 31 day of October, 1996.

**54 Music Square East, L.P.**

By: _____
Joseph V. Russell
Its: General Partner

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, Linda White, a Notary Public in and for the State and County aforesaid, personally appeared **Joseph V. Russell**, 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 General Partner of **54 Music Square East, L.P.**, a Tennessee limited partnership, the within named Grantor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such General Partner.

WITNESS my hand and seal at office, on this the 31 day of October, 1996.

_____
Linda White
Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $4,505,000.00.

_____
AFFIANT V.P.

Subscribed and sworn to before me, this 1st day of November, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 8-13-97

N VRS224083 V1

EXHIBIT "A"

Being a portion of Lot "A" along with Lot "B" and Lot "C" on the B.F. Shields Heirs Plan of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee, and Lots "1," "2," and "3" on the Guarantee Construction Company Subdivision of record in Plat Book 332, page 1, said Register's Office, and being more particularly described according to as-built survey dated March 21, 1996, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 93003, as follows:

Beginning at an iron rod on the east side of Music Square East, 169.4 feet more or less north of Grand Avenue;

Thence, with Music Square East, N 09°30'32" E, a distance of 230.97 feet to the beginning of a curve connecting the east margin of Music Square East with the south margin of South Street;

Thence, with said curve to the right having a central angle of 88°55'41", a radius of 20.00 feet, a length of 31.04 feet to the south margin of South Street;

Thence, with South Street, S 81°33'47" E, a distance of 108.49 feet to the beginning of a curve connecting the south margin of South Street with the west margin of Alley #438;

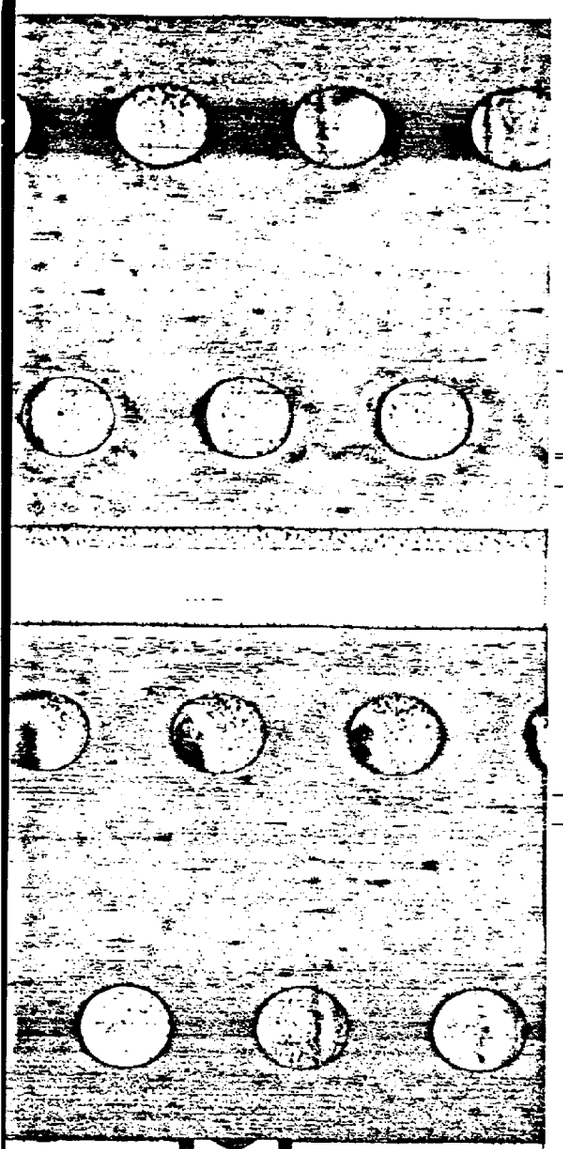
Thence, with said curve to the right having a central angle of 91°04'19", a radius of 20.00 feet, a length of 31.79 feet to the west margin of the aforementioned alley;

Thence, with the west margin of Alley #438, S 09°30'32" W, a distance of 230.22 feet to an iron rod situated in the northerly line of the Belmont Avenue Church of Christ property of record in Book 0405, page 408, R.O.D.C., Tennessee;

Thence, with the Church's northerly line, N 81°33'47" W, a distance of 148.50 feet to the point of beginning.

Being the same property conveyed to 54 Music Square East, L.P., a Tennessee limited partnership, by deed from The Welk Group, Inc., a California corporation, of record in Book 8828, page 995, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description contained in the prior deed.



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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 799

| | | |
|---|---|---|
| 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 | 4505000.00 |
| | | | CON TX | 16668.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 16681.50 |
| | | | CHECK | 16681.50 |
| 11/01/96 | 01 | | 16:23 0001 | 7151 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242719 IDENTIF. # REFERENCE

96 NOV -1 PM 4:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1084088