K 10248

Box 14-B

BOOK 10248 PG 697

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00. PRESIDENT **Affiant** Subscribed and sworn to before me, this 1st day of November, 1996. Notary Public My Commission Expires: 6/12/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tennessee Real Estate Investments, L.P. 4521 Trousdale Drive Nashville, Tennessee 37204	Same	134-14 039.00

[illegible] 11857.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P3 CORPORATION**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TENNESSEE REAL ESTATE INVESTMENTS, L.P.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land located in Nashville, Davidson County, Tennessee on Perimeter Hill Drive near Harding Place and Interstate 24 being Lot No. 10 on the Plat of Section 4A, South Perimeter Park, of record in Book 5200, page 799, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Perimeter Hill Drive at the southeasterly corner of Lot 4 on the abovementioned Section 4A South Perimeter Park and the southwesterly corner of the subject tract;

Thence north 06° 00' 00" east 302.43 feet to an iron pin at the southwesterly corner of Lot 2;

Thence with the southerly line of Lot 2 and a portion of Lot 1 south 84° 00' 00" east, 516.00 feet to an iron pin at the northwesterly corner of Lot 9;

Thence south 06° 00' 00" west 302.43 feet to the northerly right of way of Perimeter Hill Drive;

Thence with said right of way north 84° 00' 00" west, 516.00 feet to the point of beginning, and containing 3.5825 acres, more or less. The boundary survey from which this description was prepared was prepared by Charles B. Moseley, Jr., Registered Land Surveyor, Tennessee License No. 778, P.O. Box 1243, Brentwood, Tennessee 37024-1243.

Being the same property conveyed by Perimeter Three, Ltd. to P3 Corporation by Quitclaim Deed of record at Book 9755, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive Covenants contained in instrument of record in Book 6145, page 123, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 6297, page 371, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5801, page 38, as corrected in Book 5920, page 427, and modified in Book 6376, page 88, Register's Office for Davidson County, Tennessee.

4. Matters shown on Plan of South Perimeter Park, Section 4A, as of record at Book 5200, page 799, Register's Office for Davidson County, Tennessee.

5. Leases of the following tenants in possession:

(a) Long Beach Mortgage Company.
(b) HHC, Inc. d/b/a Housecall Healthcare.
(c) Equiprime, Inc.
(d) First Realty Group, Inc.
(e) Lee's Franchise Services, Inc.
(f) Highers, Koonce & Associates.
(g) Humana Military Healthcare Services, Inc.
(h) Freida James Personnel, Inc.
(i) Hartford Fire Insurance Company.
(j) Hitachi Metals America, Ltd.
(k) Fairway Financial Services, Inc.
(l) Metropolitan Property and Casualty Insurance Co.

This is improved property known as 3343 Perimeter Hill Drive, Nashville, Tennessee 37211.

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; and the undersigned covenants 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, unless otherwise herein set out; and further covenants and binds 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.

WITNESS my hand this 1st day of November, 1996.

P3 CORPORATION, a Tennessee corporation

By: _____
Charles A. Leach, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10248 PG 700

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES A. LEACH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of November, 1996.

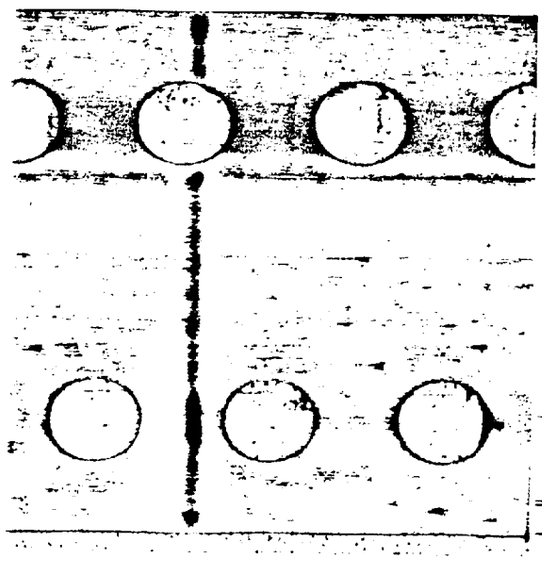
Julie M. Kennedy
Notary Public

My Commission Expires: 10/12/97



0243289
IDENTIF. ↑ REFERENCE

96 NOV -4 PM 2:41
REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 10248 PG 701

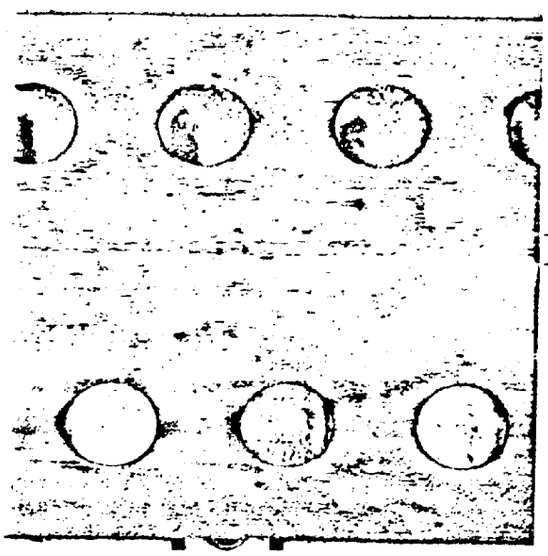
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3200000.00
CON TX 11840.00
PRFEE 1.00
MTEED 16.00
TOTAL 11857.00
CHECK 11857.00

11/04/96 01 14:45 0001 7741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0243289
IDENTIF. # REFERENCE

96 NOV -4 PM 2:41
REGISTER
DAVIDSON COUNTY, TN.

No. 1084673