BOOK 10289 PG 148

59

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ DeKalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRT Hamilton Corp. (NAME)	CRT Hamilton Corp. (NAME)	MAP 149 00 0
19 acres Murfreesboro Road (ADDRESS)	400 Embassy Road, Suite 500 (ADDRESS)	PARCEL 176.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (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 Land Investors, Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRT Hamilton Corp.

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 lying in the Second Civil District of Nashville, Davidson County, Tennessee, being part of the California-Texas Properties, Inc. property recorded in Deed Book 6788, page 661, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on an iron pin (new) in the southerly right-of-way of Murfreesboro Road at the northeast corner of the Commerical Laminations, Inc. property (Deed Book 8468, page 749), South 46 deg. 47 min. 55 sec. East, 388.34 feet to an iron pin (old);

THENCE, with said right-of-way for the following 2 calls:

South 46 deg. 47 min. 55 sec. East, 587.82 feet to an iron pin (new);
South 47 deg. 59 min. 42 sec. East, 183.44 feet to an iron pin (new) at the northwest corner of the Harding University, Inc. et al property (Deed Book 7976, page 579);

THENCE, with Harding University, Inc. South 34 deg. 37 min. 44 sec. West, 583.77 feet to an iron pin (new);

THENCE, North 89 deg. 15 min. 45 sec. West, 806.67 feet to an iron pin (new)

CONTINUED

unimproved ( )
This is improved (X) property, known as 19 acres Murfreesboro Road, Antioch, TN 37013
(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 6th day of November 19 96

Tennessee Land Investors, Limited Partnership By: CRT Land Investors - I, L.P.
Its General Partner

By: _____
David S. Searles, Jr., President

by: Portfolio 5-A Corporation
Its General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ~~David S. Searles, IV.~~ Ingrid McIntosh, 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 GEORGIA
COUNTY OF DeKalb

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David S. Searles, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Portfolio 5-A Corporation* the within named bargainor, and corporation, and that he 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 David S. Searles, Jr. as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 6th day of November 19 96.

My commission expires My Commission Expires August 26, 1997

Ingrid McIntosh
Notary Public

* as General Partner of
CRT Land Investors, I, L.P. as General Partner of
Tennessee Land Investors Limited Partnership

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0255381
IDENTIFICATION REFERENCE

95 DEC 12 PM 4:06
REGISTER
DAVIDSON COUNTY, TN.

5169 12/12 0101 03CHECK 3713.00

LEGAL DESCRIPTION CONTINUATION

being a common corner of Christian Education Inc., (Deed Book 5467, page 271 and Deed Book 172, page 466);

THENCE, with Christian Education for the following 2 calls:

North 89 deg. 15 min. 45 sec. West, 200.00 feet to an iron pin (new);
North 01 deg. 25 min. 11 sec. East, 662.88 feet to an iron pin (old) in the East line of the Priest Lake Investments Property (Deed Book 7276, page 196);

THENCE, with Priest Lake Investments North 38 deg. 30 min. 33 sec. East, 69.29 feet to an iron pin (new) in the westerly line of the Commercial Laminations, Inc. property (Deed Book 8468, page 749);

THENCE, with Commercial Laminations for the following 6 calls:

South 19 deg. 07 min. 49 sec. East, 471.28 feet to an iron pin (new);
North 70 deg. 56 min. 17 sec. East, 147.99 feet to an iron pin (new);
North 01 deg. 47 min. 55 sec. West, 197.33 feet to an iron pin (new);
North 43 deg. 12 min. 05 sec. East, 135.42 feet to an iron pin (new);
North 32 deg. 23 min. 40 sec. East, 80.00 feet to an iron pin (new);
North 43 deg. 12 min. 05 sec. East, 424.00 feet to the point of beginning.

BEING part of the same property conveyed to Tennessee Land Investors Limited Partnership, by Deed of record in Book 9653, page 191, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable. Taxes for all prior years.

Rights of tenants in possession under unrecorded leases(s).

Easement(s) to Payless Cashways, Inc. as set forth in instrument recorded in Book 7666, page 156, Book 7761, page 222 and Book 7465, page 739, as modified by Book 7666, page 151, said Register's Office.

Drainage easement of record in Book 7465, page 756, said Register's Office.

Lease of record in Book 7232, page 723, said Register's Office.

Easement agreement of record in Book 7465, page 746, said Register's Office.

Storm Water Detention Agreement of record in Book 7632, page 962, said Register's Office.

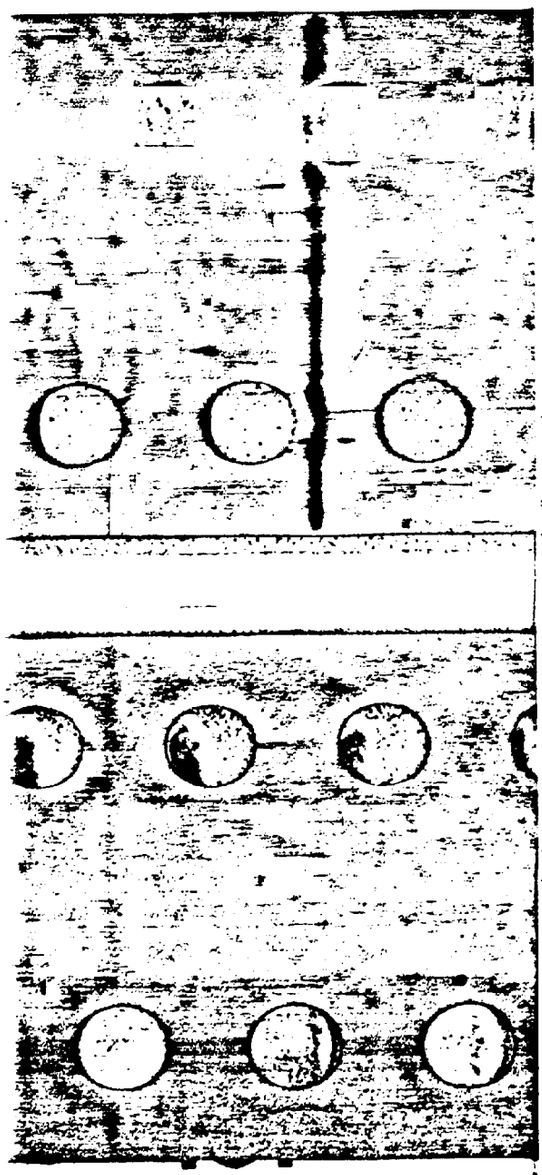
Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7453, page 460, said Register's Office.

Easement(s) to Columbia Gulf Transmission Company, as set forth in instrument recorded in Book 3537, page 16, Book 4215, page 630, Book 2242, page 241, Book 4457, page 364, Book 2203, page 575, Book 4457, page 377, Book 4081, page 799 and Book 4215, page 639, said Register's Office.

Easement(s) to Gulf Interstate Gas Company, as set forth in instrument recorded in Book 2284, page 531, Book 2875, page 299, Book 2242, page 245 and Book 2905, page 439, said Register's Office.

Easement(s) to Christian Education, Inc., as set forth in instrument recorded in Book 6768, page 758, said Register's Office.

All matters shown on Plat recorded in Book 7900, page 77, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 10289 PG 151

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
				1000000.00
				CON TX 3700.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 3713.00
				CHECK 3713.00
12/12/96		01		16:07 0001 5169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255381
IDENTIF. & REFERENCE

96 DEC 12 PM 4:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 1097792