BOOK 10359 PG 213

3Y
5 7 Y

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Northchase Professional Park Building One, LLC P.O. Box 22149 Nashville, TN 37202	**Same**	**Map: 26-10A** **Parcel: 2**

FOR THE PURPOSE of make a capital contribution, James C. Brown (the "Grantor") and wife, Lois T. Brown, has bargained and sold and by these presents does transfer and convey unto Northchase Professional Park Building One, LLC (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This conveyance is subject to the following:

1. Taxes for 1997.

2. Communications Systems Right-of-Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

3. Lack of access to and from Interstate Highway 65.

4. Subject to all matters shown on the Plan of record in Book 6200, page 956, in said Register's Office.

5. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7918, page 715, Register's Office for Davidson County, Tennessee.

6. Declaration of Easements, Restrictive Covenants and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, said Register's Office.

7. Abandonment of sewer easement of record in Book 10347, page 331, Register's Office for Davidson County, Tennessee.

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 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 as set forth above.

AND THE GRANTOR does further covenant and bind himself, his 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 claiming by, through or under the Grantor but not further.

Lois T. Brown as wife of the Grantor joins in this conveyance for the purpose of transferring all her right, title and interest in the subject property to the Grantee.

WITNESS the execution of Grantor this the 24th day of February, 1997 .

James C. Brown

Lois T. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James C. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 24th day of February, 1997.

Notary Public

My Commission Expires:_____

KIM L. WILSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lois T. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 24th day of February, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires NOV. 25, 2000

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:_____

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

rcm\nrthchas.swd

EXHIBIT A BOOK 10359 PG 216

Being a rectangular parcel of land in the City of Goodlettsville, Second Civil District, Eleventh Councilmanic District, Davidson County, Tennessee being Lot 2 shown on the final First Resubdivision Northchase Professional Park of record in Plat Book 6900, page 956, Register's Office in Davidson County, Tennessee, generally located between Professional Park Drive and Interstate 65, and being more particularly described as follows:

COMMENCE at an iron pin in the northerly right-of-way of a cul-de-sac located at the terminus of Professional Park Drive, said pin being the southeast corner of the First Resubdivision, Northchase Professional Park of record in Plat Book 6900, page 956, R.O.D.C.

THENCE, leaving said right-of-way with the easterly boundary of said First Resubdivision, N 19° 55' 16" W, 25.00 feet to a point;

THENCE, continuing with said boundary N 05° 51' 41" E, 20.2 feet to a point;

THENCE, leaving said boundary at right angles N 84° 08' 19" W, 23.3 feet to the point of beginning, being the southeast corner of the herein described parcel;

THENCE, with the southerly boundary of said parcel, S 86° 10' W, 56.00 feet to a point;

THENCE, at right angles, N 03° 50' W, 153.00 feet to a point;

THENCE, at right angles, N 86° 10' E, 56.00 feet to a point;

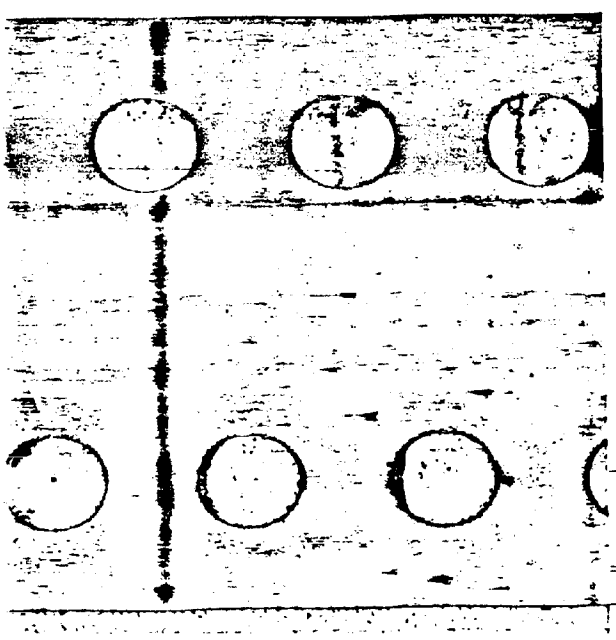
THENCE, at right angles, S 03° 50' E, 153.00 feet to the point of beginning;

Containing 8,568 square feet or 0.20 acres, more or less.

Being the same property conveyed to James C. Brown by deed of record in Book 9678, page 92, Register's Office for Davidson, Tennessee.

0276174
IDENTIF. ↑ REFERENCE

9739 02/25 0101 03CHECK 849.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

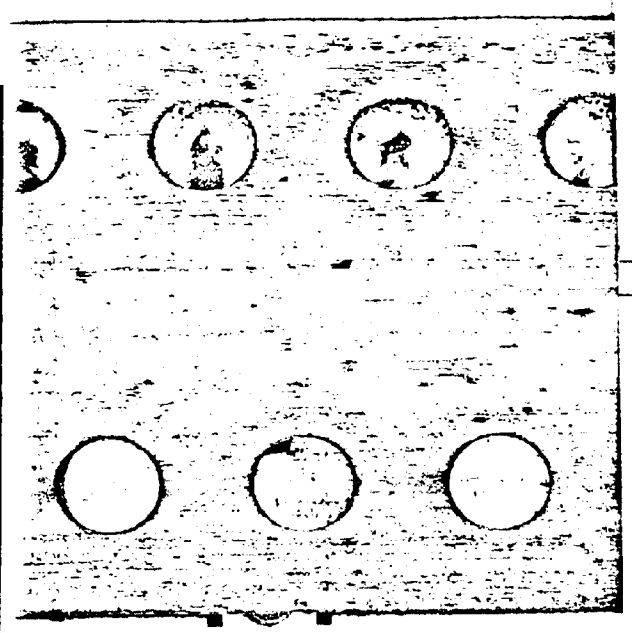
RECEIVED OF _____

FOR _____

BOOK 10359 PG 217

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 16.00
TOTAL 849.50
CHECK 849.50

02/25/97 01 12:37 0001 9739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02761174
IDENTIF. ↑ REFERENCE

97 FEB 25 PM 12:21

No. 1120164