0300921

IDENTIFICATION REFERENCE

97 MAY -2 PM 3:56

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10440 PG 706

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
RUE PROPERTIES, LLC 550 Brick Church Park Drive Nashville, Tennessee 37207	New Owner	Map 60, Part of Parcels 70 & 71 and all of Parcel 91

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RUE PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the 1st Revision of the Resubdivision of Lot 6A and 7, Brick Church Business Park, Phase Two as of record in Plat Book 8250, Page 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to CHARLES W. HAWKINS, III, TRUSTEE by deed from Capital Properties, a joint venture, as of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee, and all of the same property conveyed to Charles W. Hawkins, III, Trustee by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 10408, Page 378, said Register's Office.

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 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 those items identified on **Exhibit "B"**; and it 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.

BOOK 10440 PG 707

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of May, 1997.

Charles W. Hawkins III Trustee

CHARLES W. HAWKINS, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $334,273.82.

Affiant

Subscribed and sworn to before me this
2nd day of May, 1997.

Notary Public
My commission expires: 11-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 2nd day of May, 1997.

NOTARY PUBLIC
My Commission Expires: 11-27-99

BOOK 10440 PG 705

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year 1997 and subsequent years which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 8250, Page 728, said Register's Office.

3. Storm Water Detention Agreement of record in Book 8183, Page 566, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage of record in Book 8183, Page 566, said Register's Office.

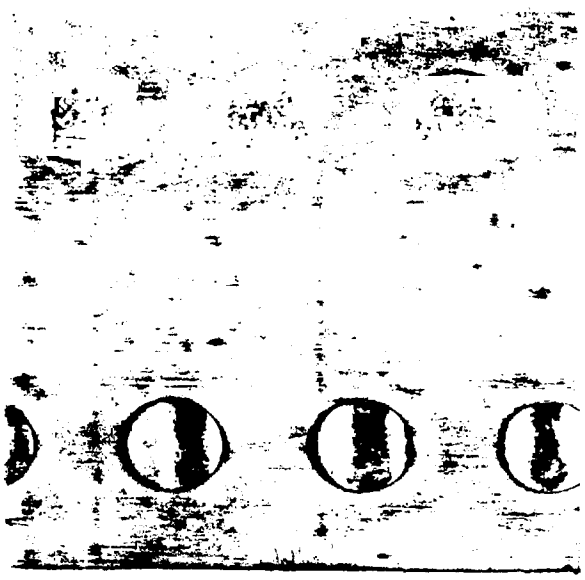
5. Deeds of Conveyance to Metro as to water mains, sewer mains, etc. to serve Brick Church Business Park of record in Book 7893, Page 459, Book 8127, Page 848, Book 8127, Page 897, and Book 8664, Page 92 and 97, said Register's Office.

6. Declaration of Protective Covenants of record in Book 7644, Page 252, Book 8255, Page 536, and Book 10433, Page 677, said Register's Office.

7. Permanent Drainage Easement and Right of Entry for Temporary Construction Purposes for storm water sewer line granted to the Metropolitan Government of record in Book 10433, Page 678, said Register's Office.

HAWKINS2.WD

6634 05/02 0101 03CHECK 1249.82



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

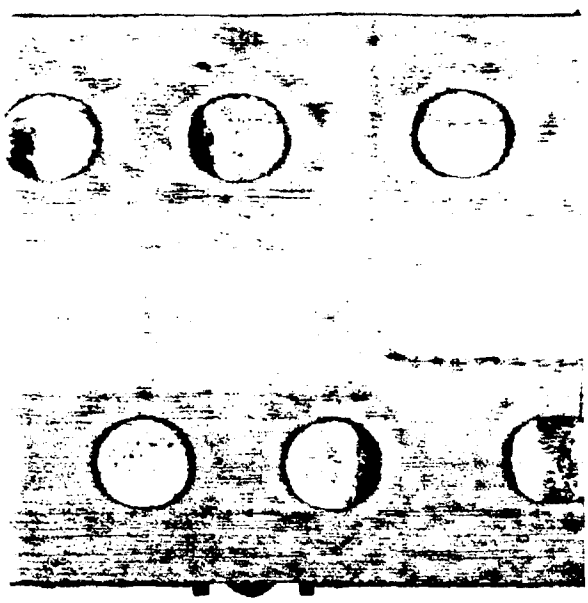
RECEIVED OF _____

FOR _____

BOOK 10440 PG 709

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 334273.82
CON TX 1236.82
PRFEE 1.00
WDEED 12.00
TOTAL 1249.82
CHECK 1249.82

05/02/97 01 16:03 0001 6634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03009211

IDENTIFICATION REFERENCE

97 MAY -2 PM 3:56

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1146712