BOOK 10471 PG 246

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
LB Associates, LLC 300 Broadway Nashville, TN 37201	Same	Map: 148 Parcel: 183

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Linbar Properties, L.P. formerly Ritzen Group Venture Partners, IV, L.P.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LB Associates, LLC, as tenant in common with Terry E. Smith and wife, Janice K. Smith 10% tenant in common** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Re-Subdivision of the Browning-Scott Office Building and Lot No. 5 of Century Center Park, as shown by Plat recorded at Plat Book 6900, page 957, Register's Office for Davidson County, Tennessee, together with an easement appurtenant thereto, as recorded in Book 7880, page 731, Register's Office for Davidson County, Tennessee, comprising approximately 3.76 acres, more or less.

Being the same property conveyed to Ritzen Group Venture Partners, IV, L.P. by Deed from Comdata Network, Inc., of record in Book 8015, page 64, Register's Office for Davidson County, Tennessee. The said Ritzen Group Venture Partners, IV, L.P. has changed its name to Linbar Properties, L.P. by Certificate of Amendment to Certificate of Limited Partnership for Ritzen Group Venture Partners, IV, L.P. of record in Book 10449, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1997, a lien, not yet due and payable.

2. All matters as shown on the plan of record in Plat Book 6900, page 957, Register's Office for Davidson County, Tennessee.

3. Property adjoins a controlled access highway and has no right of ingress and egress thereto.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4659, page 61, Register's Office for Davidson County, Tennessee.

5. Easement Agreement between Crow-Cleveland limited Partnership and First Data Resources, Inc., of record in Book 7880, page 731, Register's Office for Davidson County, Tennessee.

6. All matters affecting that property described in Grant of Easement by Crow-Cleveland Limited Partnership, of record in Book 7880, page 731, 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 they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 12th day of May, 1997.

LINBAR PROPERTIES, L.P. formerly RITZEN GROUP VENTURE PARTNERS, IV, L.P.

By: WHYUS, INC., General Partner

By: William J. Stern

Its: President

0309847

IDENTIF. ▲ REFERENCE

97 MAY 29 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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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 William J. Stroud, 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 WHYUS, INC., a Tennessee partnership, general partner of the within named bargainor, and that he as such general partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as a general partner.

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

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,650,000.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 1997.

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

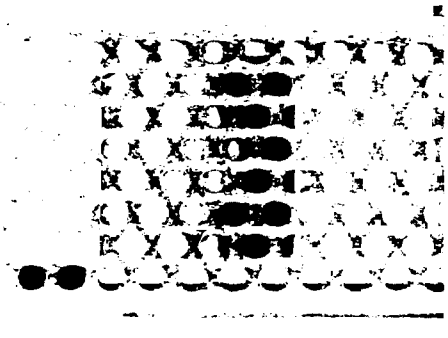
My commission expires:_____

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

rcmdir\bassoc.gwd

6494 05/29 0101 03CHECK 6118.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10471 PG 249

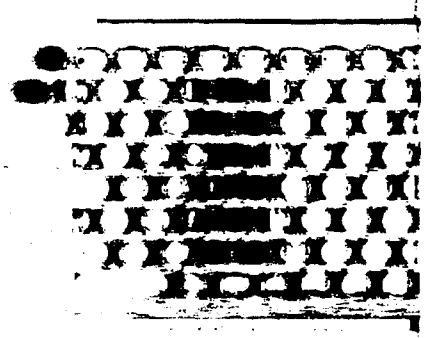
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1650000.00
CON TX 6105.00
PRFEE 1.00
WDEED 12.00
TOTAL 6118.00
CHECK 6118.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/97 01 15:55 0001 6494



0309847

IDENTIF. ← REFERENCE

97 MAY 29 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1156455