# SPECIAL WARRANTY DEED

BOOK 10493 PG 990

FROM: MetroCenter Holdings, Inc., Grantor

TO: Weeks Realty, L.P., a Georgia limited partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday, PLC
Suite 1800, SunTrust Center
Nashville, Tennessee 37219

Address New Owner as Follows:

1410 Donelson Pike
Suite A5
Nashville, TN 37217

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME

Map-Parcel Numbers:

Part of:
70-11-3 and
70-12-8

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Million Four Hundred Fifty Five Thousand and 00/100 Dollars ($1,455,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of June, 1997.

Notary Public

My Commission Expires: 7/24/99

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FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Weeks Realty, L.P., a Georgia limited partnership, herein the Grantee, its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 35, on the Plan of Section 18 MetroCenter Resubdivision Lot 35, as shown on plat of record in Book 9700, page 417, in the Register's Office for Davidson County, Tennessee (the "Plat").
>
> BEING part of the property conveyed to MetroCenter Holdings, Inc. by deed from MetroCenter Properties, Inc., of record in Book 8321, page 668, Register's Office for Davidson County, Tennessee.

This is unimproved property at Great Circle Road, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons from matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 19th day of June, 1997.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 19th day of June, 1997.

Deborah A. Hughes
Notary Public

My Commission Expires:
7/24/99

EXHIBIT A

BOOK 10499 PG 992

1. A lien for 1997 real estate taxes which are being and will be prorated between Grantor and Grantee.

2. Restrictive Covenants in favor of Mat-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787; Book 7012, page 61 and made applicable in Book 7012, page 62, said Register's Office.

3. Restrictive Covenants in favor of MetroCenter Properties, recorded in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

4. Restrictive Covenants in favor of Arby's Inc., recorded in Book 9382, page 56, said Register's office.

5. Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176, said Register's Office.

6. Terms, conditions, easements, rights and liens as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 7487, page 952 in favor of MetroCenter Improvements Association.

7. All matters shown on plan of record in Book 9700, page 417.

8. Easement(s) to Cheatham Dam, as set forth in instrument recorded in Book 2291, page 295.

9. Survey Number 11469-62, dated 3/5/97, prepared by Barge, Waggoner, Sumner & Cannon, Surveyors, indicates the following:

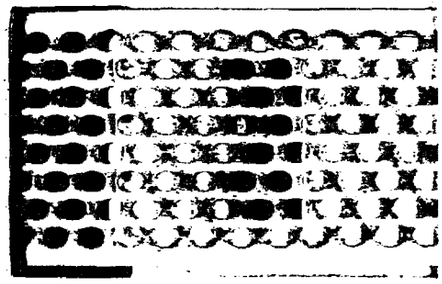
   (a) Fiber optic box in the southeasterly corner of the subject property
   (b) 50' Minimum building setback line from Great circle Road
   (c) Wetlands as shown on said survey
   (d) Storm water pump station in the westerly portion of the subject property

   All as more particularly shown on said survey.

5507 06/20 0101 03CHECK 5396.50

03 18063
IDENTIF. ↑ REFERENCE

97 JUN 20 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10499 PG 903

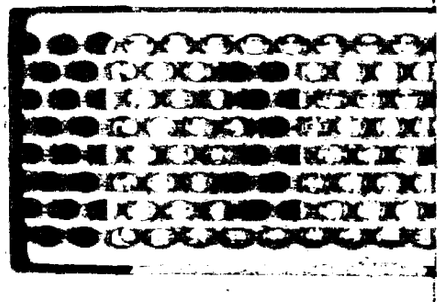
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 1455000.00
CON TX 5383.50
PRFEE 1.00
WDEED 12.00
TOTAL 5396.50
CHECK 5396.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/20/97 01 11:51 0001 5507



031806 3 IDENTIF. # REFERENCE

97 JUN 20 AM 11:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1165149