BOOK 10500 PG 40

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

William G. Smith Jr.
AFFIANT

Subscribed and sworn to before me this 20th day of June, 1997.

Denise W. Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/27/2001

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP\PARCEL NO.:
SINKS INVESTMENT GROUP LLC c/o Mass Mutual 26 Century Blvd., 2nd Fl., N. Nashville, TN 37214	SAME	Map 72-2 Parcels 164 & 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CRESCENT PARTNERS, a Tennessee general partnership composed of CLARENCE G. SHAUB AND JAMES L. SHAUB II, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto SINKS INVESTMENT GROUP, LLC, the Grantee herein, its successors and assigns, land in Davidson County, Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, being all of Lots 46 and 47, and part of Lots 48 and 49 of Inglewood Place Subdivision of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and being described according to a boundary survey, dated June 5th, 1997, by J. Bruce Rainey, Tennessee Registered Land Surveyor, No. 823, dated December 12, 1986, revised March 20, 1989, and revised June 5, 1997, and known as Job No. 86-981, as follows:

Beginning at a point, an iron pin, in the easterly margin of Gallatin Pike at the intersection of the easterly margin of said Gallatin Pike with the northerly margin of Kirkland Avenue,

PICK-UP

97 JUN 20 PM 12:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0318075

the southwesterly most corner of said Lot 46 and of this tract; thence, with the easterly margin of Gallatin Pike and the westerly margin of Lots 46 and 47, North 28°30'00" East, 216.20 feet to an iron pin; thence, leaving the easterly margin of Gallatin Pike and with the common lot line of Lots 47 and 48, South 85°33'16" East, 174.00 feet to an iron pin; thence, leaving the common line of Lots 47 and 48 and severing Lot 48 on the common line with the northerly margin of property conveyed to Cleron A. Smith, et ux, by deed of record in Book 3284, page 370, Register's Office for Davidson County, Tennessee, North 10°15'57" East, 99.22 feet to an iron pin in the southerly margin of Shelton Avenue; thence, with the southerly margin of Shelton Avenue and the northerly margin of Lot 48, South 85°33'16" East, 69.5 feet to an iron pin; thence, leaving the southerly margin of Shelton Avenue on a line running across Lots 48 and 49, South 14°07'36" West, 125.00 feet to an iron pin inside Lot 49; thence, South 89°29'38" West, 29.50 feet to a point on the easterly margin of Lot 47; thence, with the easterly line of Lot 47 and continuing with the easterly line of Lot 46, South 30°50'17" West, 279.60 feet to an iron pin in the northerly margin of Kirkland Avenue; thence, with the northerly margin of Kirkland Avenue, North 59°55'57" West, 185.20 feet to the point of beginning; containing 1.31 acres (57,218 square feet), more or less.

Being the same property conveyed to Crescent Partners, a Tennessee general partnership composed of Clarence G. Shaub and James L. Shaub II, by Warranty Deed of record in Book 7089, page 875, Register's office for Davidson County, Tennessee.

This is improved property known as 3300-3314 Gallatin Road, Nashville, Tennessee 37216.

This conveyance is made subject to:

(1) 1997 taxes, which have been prorated and assumed by Grantee.

(2) Matters shown on the Plan of Record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

(3) Leases of record.

(4) Easement for sanitary sewer and/or storm drainage of record in Book 4851, page 504, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 20th day of June, 1997.

CRESCENT PARTNERS

BY: James C. Dale III, Attorney in Fact
James C. Dale III, Attorney in Fact

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of June, 1997, before me personally appeared JAMES C. DALE III, to me known to be the person who executed the foregoing instrument in behalf of CRESCENT PARTNERS, a Tennessee general partnership, and who acknowledged that being authorized so to do, he executed the same as the free act and deed of CRESCENT PARTNERS.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 1997.

Denise W. Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/27/2001

DENISE W. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

5319 06/20 0101 03CHECK 2788.00

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

RECEIVED OF _____

FOR _____ BOOK 10500 PG 43

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
750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 12.00
TOTAL 2788.00
CHECK 2788.00

06/20/97 01 12:12 0001 5519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. ← REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1165161