BOOK 10625 PG 573

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1750,000.00

Tracey L. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 1997.

Susan Frazier Stanton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STJ, L.P. 1541 GALLATIN PIKE MADISON, TN 37115	NEW OWNER	MAP 34.09 PARCEL 171

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MADISON INVESTORS, L.L.C, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STJ, L.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE

This conveyance is subject to the following:

1. 1997 taxes and subsequent years constitute a lien although not yet due and payable.
2. Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 359, and revised in Book 8250, Page 418, Register's Office for DAVIDSON County, TENNESSEE, including but not limited to a 30' easement for utilities and drainage purposes over the rear of said lot, a 20' easement for utilities purposes over the rear side of said lot, a 10' easement for utilities purposes over the side and front of said lot, a 24' access point on Gallatin Pike, a 20' sanitary sewer easement through the rear portion of said lot, a 30' joint access easement across the front of said lot, and a 12" water line easement along the southwest side of said lot.
3. Property is subject to Restrictive Covenants contained in Book 7625, Page 632, BOOK 7480, PAGE 965, AND AMENDED 7660, PAGE 478, AND BOOK 8431, PAGE 12, Register's Office for DAVIDSON County, TENNESSEE.
4. Property is subject to an easement for water lines granted to Madison Suburban Utility District of record in Book 8316, Page 451, said Register's Office.
5. Property is subject to an ingress and egress easement granted to Armstrong Rubber Company, of record in Book 7537, Page 380, said Register's Office.
6. Any and all restrictions, conditions and easements of record.

This property is known as: 1541 GALLATIN PIKE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand(s) this 26th day of SEPTEMBER, 1997.

SEE-TRUST

GENE TURNAGE, SECRETARY/TREASURER

BOOK 10625 PG 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GENE TURNAGE with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the SECRETARY/TREASURER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of SEPTEMBER 1997.

Susan Hensley Ervin
NOTARY PUBLIC

My Commission Expires: 3-21-98

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

LEGAL DESCRIPTION - EXHIBIT A

BEING A PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4A AS SHOWN ON THE RESUBDIVISION OF LOT 4 RIVERGATE STATION SECTION TWO PHASE FIVE, OF RECORD IN BOOK 8250, PAGE 418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT 4A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF GALLATIN PIKE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3 RIVERGATE STATION SECTION TWO PHASE FIVE, OF RECORD IN BOOK 7900, PAGE 359, R.O.D.C., TENNESSEE, AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE, LEAVING SAID ROAD, ALONG SAID COMMON LOT LINE, S 69° 23′ 57″ E, A DISTANCE OF 353.49 FEET TO AN IRON ROD;

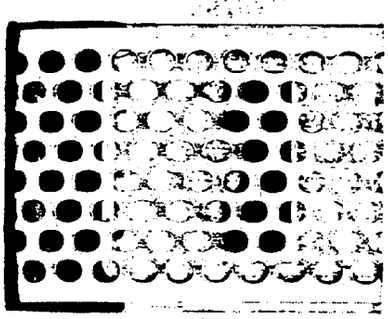
THENCE, ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED TO THE ARMSTRONG RUBBER COMPANY OF RECORD IN BOOK 4761, PAGE 518, R.O.D.C., TENNESSEE, S 24° 45′ 45″ E, A DISTANCE OF 270.45 FEET TO AN IRON ROD;

THENCE, ALONG THE NORTHERLY LINE OF LOT 4B RESUBDIVISION OF LOT 4 RIVERGATE STATION SECTION TWO PHASE FIVE, OF RECORD IN BOOK 8250, PAGE 418, R.O.D.C., TENNESSEE, N 69° 23′ 57″ W, A DISTANCE OF 546.67 FEET TO AN IRON ROD SITUATED IN THE EASTERLY MARGIN OF GALLATIN PIKE;

THENCE, WITH SAID ROAD AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0° 04′ 48″, A RADIUS OF 171,835.65 FT, A CHORD WHICH BEARS N 20° 48′ 37″ E, FOR A DISTANCE OF 190.03 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO TOMMY CUNNINGHAM BY DEED FROM RIVERGATE STATION JOINT VENTURE, A TENNESSEE JOINT VENTURE, OF RECORD IN BOOK 9668, PAGE 835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MADISON INVESTORS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM TOMMY CUNNINGHAM, DATED SEPTEMBER 15, 1995, AND OF RECORD IN BOOK 9795, PAGE 996, SAID REGISTER'S OFFICE.

0353463
IDENTIF. & REFERENCE
97 SEP 29 PM 3:55
FELIX Z. ELLISON REGISTER
DAVIDSON COUNTY, TN.
3920 09/29 0101 03CHECK 27BB-00



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

RECEIVED OF _____

FOR _____

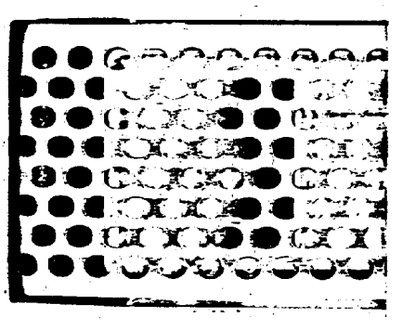
BOOK 10625 PG 576

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
09/29/97 01 15:58 0001 3920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353463
IDENTIF. # REFERENCE

97 SEP 29 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203286