THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

BOOK 10677 PG 476

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Metropolitan Government of Nashville and Davidson County, Tennessee 222 Third Avenue North Suite 650 Nashville, TN 37201 Attn.: Joe E. Swing, Director, Department of Public Property	New Owner	72-5-60

LIMITED 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 of which is hereby acknowledged, JEM-REALTY, LLC, a Delaware limited liability company hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a new iron rod in the southerly right-of-way line of East Trinity Lane (R.O.W. varies) at the Northeast corner of the property of JMT Corporation, as of record in Deed Book 5866, page 159, R.O.D.C.;

Thence, with the southerly right-of-way line of East Trinity Lane, South 85 deg. 08 min. 35 sec. East, 86.63 feet to a new P.K. nail;

Thence, South 83 deg. 17 min. 37 sec. East, 377.80 feet to a new iron rod in the Westerly right-of-way line of C.S.X. Transportation Railroad;

Thence, with the Westerly right-of-way line of C.S.X. Transportation Railroad, South 27 deg. 42 min. 00 sec. West, 330.87 feet to a new iron rod;

Thence, South 62 deg. 18 min. 00 sec. East, 50.00 feet to a new iron rod;

Thence, South 27 deg. 42 min. 00 sec. West, 606.53 feet to a new iron rod in the Northerly line of the property of Charles W. Hawkins, III, et. al., as of record in Deed Book 4498, page 60, R.O.D.C.;

Thence, with the Northerly line of Charles W. Hawkins, III, et. al., North 82 deg. 34 min. 14 sec. West, 514.09 feet to an existing iron rod in the Easterly line of JMT Corporation;

Thence, with the Easterly line of JMT Corporation, North 27 deg. 59 min. 03 sec. East, 929.52 feet to a new iron rod;

Thence, North 62 deg. 00 min. 57 sec. West, 5.00 feet to a new iron rod;

Thence, North 27 deg. 59 min. 03 sec. East, 17.00 feet to the point of beginning, containing 440,364 square feet (10.109 acres, more or less).

The above description was prepared by R. Scot Cherry, RLS TN Number 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204. Grantor's title is derived from Successor Trustee's Special Warranty Deed of record in Book 10427, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 940 East Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1997 taxes, which have been prorated between Grantor and Grantee and will be paid by Grantee; and

2. Right-of-way dedication to the State of Tennessee of record in Book 4020, page 695, Register's Office for Davidson County, Tennessee, and easements contained therein.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 4th day of November , 1997.

JEM-REALTY, LLC, a Delaware limited liability company

By: JEMISON INVESTMENT CO., INC., Manager

By: _____
James D. Davis, President

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STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, Mary C. Blankenship, a Notary Public of said County and State, personally appeared James D. Davis, 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 of Jemison Investment Co., Inc., the sole manager of JEM-REALTY, LLC, the within named bargainor, a Delaware limited liability company, and that he as such President of the Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President of the Manager.

Witness my hand and seal, at office in Birmingham, Alabama, this 4 day of November, 1997.

Mary C. Blankenship
Notary Public

My Commission Expires:

10-31-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of November, 1997.

Notary Public

My Commission Expires:

5-24-98

97 NOV -7 PM 3:58
FELIX Z. ... REGISTER
DAVIDSON CO. TENN.

0367901
IDENTIFICATION REFERENCE

9344 11/07 0101 03CHECK 12.00