Bk L8A
SHL

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

10778:214

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SunTrust Service Corporation M/C 4060 250 Piedmont Avenue Atlanta, GA 30308	Same	107-144 and part of 107-12.02

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SUNTRUST SERVICE CORPORATION, a Florida corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto:

The source of this description is a survey prepared by MEC, Inc. dated November 5, 1997.

This is improved unimproved property known as: Lot 3 and part of Lot 5 of the Royal Park Business Center.

Said property is conveyed subject to the following matters:

1. 1998 taxes, a lien not yet due and payable.

2. Lack of direct access to controlled access highway from the subject property, such right of access having been granted to the State of Tennessee, by grant of record in Book 3286, page 541, Register's Office for Davidson County, Tennessee.

3. Declaration of Taking of record in Book 7320, page 639, and Judgment for Easement and Right-of-Way of record in Book 7547, page 707, said Register's Office.

4. Declaration of Protective Covenants and Owners Association for Royal Park Business Center, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Book 9734, page 922, said Register's office.

5. Avigation Easement of record in Book 8434, page 228, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successor and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS it has caused this document to be executed this 16th day of January, 1998.

WITNESS it has caused this document to be executed this 16th day of January, 1998.

ROYAL PARK INVESTMENTS, L.P.

By: Royal Park Properties, Inc.,
Its sole general partner

By: _____
S. Joseph Moore, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, S. Joseph Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Royal Park Properties, Inc., a corporation that is general partner of Royal Park Investments, L.P., a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 16th day of January, 1998.

_____
Notary Public

My Commission Expires:

1-24-99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,377,119.88.

_____
Affiant

Subscribed and sworn to before me, this 16th day of January, 1998.

_____
Notary Public

My Commission Expires:

1-24-99

EXHIBIT A

Tract I
Land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by MEC, Inc. dated November 5, 1997;

Beginning at an iron rod set in the southerly margin of Shacklett Drive and the westerly line of Larkwood Subdivision, as recorded in Book 2900, page 144, R.O.D.C., Tennessee;

Thence, along the said line of Larkwood Subdivision S 22° 47' 00" W, 782.98 feet to a new iron rod;

Thence, along the lines of Revised Lot 4, Royal Park Business Center, as recorded in Book 9700, page 115, N 18° 00' 00" W, 153.14 feet to a new iron rod;

Thence N 37° 08' 20" W, 302.62 feet to an old iron rod in the easterly margin of Rachel Drive;

Thence along said margin with a curve to the left, an arc distance of 313.58 feet, said curve having a radius of 532.01 feet, and a chord of N 34° 45' 54" E, 309.06 feet to a new iron rod;

Thence, N 17° 52' 46" E, 100.00 feet to a new iron rod;

Thence along a curve to the right, an arc distance of 7.50 feet, said curve having a radius of 671.45 feet, and a chord of N 18° 11' 57" E, 7.50 feet to a new iron rod;

Thence, along a curve to the right, an arc distance of 41.40 feet, said curve having a radius of 25.00 feet, and a chord of N 65° 57' 35" E, 36.83 feet to a new iron rod in the southerly margin of Shacklett Drive;

Thence, along said margin S 66° 35' 59" E, 6.80 feet to a new iron rod;

Thence, along a curve to the left, an arc distance of 268.56 feet, said curve having a radius of 491.86 feet, and a chord of S 82° 14' 32" E, 265.24 feet to a new iron rod;

Thence, along a curve to the left, an arc distance of 24.41 feet, said curve having a radius of 369.96 feet, an a chord of N 83° 46' 23" E, 21.40 feet to the Point of Beginning and containing 4.21 acres.

Tract II
Land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described, according to a survey by MEC, Inc., dated November 5, 1997;

Beginning at an iron rod in the southerly margin of Rachel Drive;

Thence, along the westerly lines of Revised Lot 4 Royal Park Business Center, as recorded in Book 9700, page 115, S 05° 51' 40" E, 203.92 feet;

Thence, S 18° 00' 00" E, 262.96 feet to a new iron rod in the northerly margin of Interstate 40;

Thence, along said margin N 72° 03' 17" W, 148.01 feet to an old highway monument;

Thence, N 89° 17' 03" W, 158.85 feet to an old iron rod;

Thence, along the easterly line of the Century Capital Investors N, L.P. property, as recorded in Book 9558, page 887, N 43° 32' 16" W, 160.00 feet to a new iron rod;

Thence, along a new line across the Royal Park Investments, L.P. property, as recorded in Book 8499, page 681, N 39° 51' 13" E, 399.83 feet to a new iron rod in the southerly margin of Rachel Drive;

Thence, along said margin with a curve to the left, an arc distance of 54.42 feet, said curve having a radius of 60.00 feet, and a chord of S 76° 07' 49" E, 52.57 feet to the Point of Beginning and containing 2.30 acres.

Being part of the same property conveyed to Royal Park Investments, L.P., by deed of record in Book 8499, page 681, Register's Office for Davidson County, Tennessee.

LACKS/ 574289

98 JAN 30 PM 3:56
DAVIDSON COUNTY, TN.
01/30 0101 03CHECK 5108.34
IDENTIF. A REFERENCE
0395606

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

RECEIVED OF _____

FOR _____

BOOK 10775 PG 217

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1377119.88
CON TX 5095.34
PRFEE 1.00
WDEED 12.00
TOTAL 5108.34
CHECK 5108.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/30/98 01 14:05:0001 7948

0395606
IDENTIF. & REFERENCE

98 JAN 30 PM 3:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 124852