BOOK 10841 PG 919

37
RFI

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Triad Properties Holdings-West End, L.L.C. c/o Triad Properties Corporation AmSouth Center, Suite 1001 Huntsville, AL 35801	Same	104-6-23
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **WDS TN, L.P.** ("Grantor"), a Tennessee limited partnership, has bargained and sold, and hereby transfers and conveys to **TRIAD PROPERTIES HOLDINGS-WEST END, L.L.C.** a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain land and the improvements thereon in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters on the contained in the Agreement and Declaration of Restrictive Covenants of Acklen Park Lawns Association of record in Book 7358, page 1, Davidson County Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,800,000.00.

Richard A Warren
Affiant

Subscribed and sworn to before me this 17th day of March, 1998.

Barbara Simms
Notary Public
My Commission Expires: 11/27/99

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089467-003 03/17/98

3. Terms, provisions, requirements, conditions, agreements and stipulations contained in the Lease dated July 16, 1993, by and between Aid Association for Lutherans d/b/a 3322 West End Associates and Office Food Services, Inc., d/b/a D.J.'s Cafe of record in Book 9062, page 62, said Register's Office and assigned to NationsBank of Tennessee, N.A. by that Assignment of Lease dated July 23, 1993, of record in Book 9062, page 59, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 17th day of March , 1998.

WDS TN, L.P.

By: WDS, INC., its General Partner

By: _____
Warren D. Smith, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Warren D. Smith, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of WDS, Inc., general partner of WDS TN, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand seal at office this 17th day of March, 1998.

_____
Notary Public
My Commission Expires: 7/1/99

0474007.01
089467-003 03/17/98

EXHIBIT "A"

Being a parcel of property lying in Davidson County, Tennessee and being Lot number 4 as shown on the plan of West End Park, as of record in Book 161, page 47, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey made by Jerry Morrow, Surveyor, dated June 26, 1984, revised August 15, 1984, as follows:

Beginning at an iron pin, the Northeast corner of Lot 4 and the southeast corner of Lot 3 in the Westerly line of Park Drive, said pin being located southwesterly 609.51 feet from the south right-of-way line of Acklen Park Drive.

Thence with Park Drive on a curve to the right, the central angle of which is 45 deg. 00 min. 00 sec., the radius of which is 135.20 feet, the chord of which is south 59 deg. 40 min. 01 sec. West 103.48 feet, an arc distance of 106.19 feet to an iron pin.

Thence continuing with Park Drive on a curve to the right, the central angle of which is 15 deg. 00 min. 59 sec. the radius of which is 522.50 feet the chord of which is south 89 deg. 40 min. 30.5 sec. West, 136.55 feet, an arc distance of 136.94 feet to an iron pin.

Thence continuing with Park Drive, North 82 deg. 49 min. 00 sec. West, 196.80 feet to an iron pin corner common with Lot 5 in the North line of Park Drive.

Thence with Lot 5, North 42 deg. 34 min. 09 sec. East, 305.80 feet to an iron pin corner common with Lot 6, Lot 7 and Lot 3.

Thence with Lot 3, south 47 deg. 25 min. 51 sec. East, 290.0 feet to the point of beginning.

Being the same property conveyed to WDS LP, L.P., by deed from Aid Association for Lutherans of record in Book 9221, page 965, Davidson County Register's Office.

04 13343
IDENTIF. + REFERENCE
98 MAR 17 PM 4:07
ELIX Z. ...SON REGISTER
DAVIDSON COUNTY, TN.
705B 03/17 0101 03CHECK 102873.00

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

RECEIVED OF _____

FOR _____

BOOK 10841 PG 922

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 27,800,000.00

CON TX 102860.00
PRFEE 1.00
WDEED 12.00
TOTAL 102873.00
CHECK 102873.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/98 01 16:06 0001 7058

98 MAR 17 PM 4:07

0413343
IDENTIF. # REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267416