BOX 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,788,000.00. JWT, LP By W.R. Eskridge General Partner **Affiant** Subscribed and sworn to before me, this 15th day of April, 1998. Notary Public My Commission Expires: 3/23/2002

Address New Owner As Follows:
JWT, L.P.
P.O. Box 150365
Nashville, TN. 37215-0365

Send Tax Bills To:
SAME

Map-Parcel Number:
Tract I: 117-114-0-141.00
7DA 48480
Tract II: 117-14-0-157.00
7DA 49005
Tract III: 117-14-142.00
7DA 49000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKERLAND, A GENERAL PARTNERSHIP OF WHICH FRANK HENRY BECKER, DONNA LUCILLE NAGELSON AND BECKER TRUST ARE EQUAL PARTNERS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JWT, L.P.,** hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A incorporated herein by reference.

This conveyance is made subject to Permitted Encumbrances attached on Exhibit B and incorporated herein by reference.

This is improved property known as:
Tract I: 3900 Hillsboro Road, Nashville, TN 37215.
Tract II: 2012 Richard Jones Road, Nashville, TN 37215.
Tract III: 2010 Richard Jones Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS its hand this 15TH day of April, 1998.

BECKERLAND, A GENERAL PARTNERSHIP

By: Frank Henry Becker
Frank Henry Becker, Partner

By: Donna Lucille Nagelsen
Donna Lucille Nagelsen, Partner

By: Christina B. Brown
Christina B. Brown, Trustee for Becker Trust, Partner

By: George E. Noe
George E. Noe, Jr., Trustee for Becker Trust, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK HENRY BECKER, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1998.

Linda P. Turner
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/23/2002

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA LUCILLE NAGELSEN, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 1998.

Notary Public

Langston Holland
MY COMMISSION # CC622456 EXPIRES
March 11, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINA B. BROWN, TRUSTEE FOR BECKER TRUST, PARTNER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1998.

Linda P. Turner
Notary Public

LINDA P. TURNER NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/23/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE E. NOE, JR., TRUSTEE FOR BECKER TRUST, PARTNER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1998.

Linda P. Turner
Notary Public

LINDA P. TURNER NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/23/2002

EXHIBIT A

Legal Description

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1A on the Addition to Lot 1, Section Two, Becker Commercial Subd., of record in Book 4595, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Thomas Anderson Becker, Frank Henry Becker and Donna Lucille Becker (Mrs. E. W.) Holland, by deed from Louise N. Becker and husband, Frank Anderson Becker, of record in Book 4386, page 134, Register's Office for Davidson County, Tennessee, and from Louise N. Becker, a widow, of record in Book 4439, page 68, Register' Office for said County and Book 4575, page 510, said Register's Office, and by deed from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4027, page 238, Register's Office for said County. The said Thomas A. Becker having since died, his will of record in Book 8871, page 758, Register's Office for Davidson County, Tennessee, and Evelyn Adams Becker, Executrix of his estate (Will recorded at Will Book 55, page 251, Clerk & Master's Office of Williamson County, Tennessee) conveyed his 1/3 interest to George E. Noe, Jr., and Christina Becker Brown, Trustees U/W Thomas A. Becker, Sr., of record in Book 10344, page 735, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10462, page 298, Register's Office for Davidson County, Tennessee, Frank Henry Becker, personally and Donna Lucille Nagelsen, (being one and the same as Donna Lucille Becker Holland), personally, and George E. Noe, Jr., and Christina Becker Brown, Trustees of the Trust U/W Thomas A. Becker, Sr., conveyed subject property to Beckerland, a general partnership of which said Frank Henry Becker, said Donna Lucille Nagelsen and Becker Trust are equal partners.

TRACT II:
Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Subdivision of Lot No. 1 of the Andrew Castleman Lands, as of record in Minute Book "J", page 190, County Court Clerk for said County, described according toa survey made by Parrish Engineers, Inc., dated April 25, 1967, as follows:

Beginning at an iron stake on the northerly margin of Richard Jones Road at a point North 88 deg. 42 min. West 105.30 feet of the property demised to the Nashville Young Men's Christian Association by Frank V. Niederhauser etal., of record in Book 3993, page 466, Register's Office for Davidson County, Tennessee; thence North 25 deg. 00 min. East 302.04 feet to an iron stake; thence North 4 deg. 37 min. East 22.97 feet to an iron stake; thence South 83 deg. 22 min. West 153.02 feet to an iron stake; thence South 25 deg. 00 min. West 304.01 feet to an iron stake on the northerly margin of Richard Jones Road; thence with said Road South 88 deg. 42 min. East 151.02 feet to the beginning, containing 1.00 acres, more or less.

TRACT III:
Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Subdivision of Lot No. 1 of the Andrew Castleman Lands, as of record in Minute Book "J", page 190, County Court Clerk for said County, described according to a survey made by Parrish Engineers, Inc., dated January 25, 1967, as follows:

Beginning on the northerly margin of Abbott Road, now known as Richard Jones Road, at an iron bolt 200 feet east of the easterly margin of Hillsboro Pike; thence with the northerly margin of said Road, South 89 deg. 10 min. East 300 feet to an iron bolt; thence North 4 deg. 37 min. East 300 feet to an iron pike; thence South 83 deg. 42 in. West 200 feet to an iron pipe said point being 190.5 feet east of the easterly margin of the Hillsboro Pike; thence South 24 deg. 52 min. West 296.93 feet to the beginning, containing 1.55 acres, more or less.

INCLUDED in the above described Tracts II and III, but specifically **EXCLUDED** therefrom is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4375, page 701, Register's Office for Davidson County, Tennessee, described as follows:

A strip or tract of land in the 33rd Concilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee. Being part of Lot 2 of Castleman Lands, as of record in Minute Book "J", page 190, County Court and more particularly described as follows:

Beginning at a point where the present east margin of Hillsboro Road intersects the present north margin of Richard Jones Road; thence South 89 deg. 02 min. West 202 feet along the present north margin of Richard Jones road to a poin; thence North 25 deg. 00 min. East 10.95 feet to a point on the new relocted north margin of Richard Jones Road; thence North 89 deg. 02 min. West 165.33 feet along the new relocated North margin of Richard Jones Road, the same being parallel to and 10 feet from the present north margin of Richard Jones Road to the beginning of a curve that has a 25 foot radius; thence northerly 51.59 feet around said curve to a point on the present east margin of Hillsboro Road; thence southerly 53.79 feet along a curve that has a 1950.00 foot radius on the present east margin of Hillsboro Road to the point of beginning and containing 2714 square feet, more or less.

ALSO INCLUDED in the above described Tracts II and III, but specifically **EXCLUDED** therefrom is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4376, page 309, Register's Office for Davidson County, Tennessee, described as follows:

A strip of land in the 33rd Councilmanic District of Metropolitan Government of Nashville and Davidson County, ennessee, being part of Lot No. 2 on the Plan of the Subdivision of Lot No. 1 of the Andrew Castleman Lands, as of record in Minute Book "J", page 190, County Court Clerk for said County, described as follows:

Said strip or tract of land fronts 300 feet on the present North margin of Richard Jones Road and runs back North 25 deg. 00 min. East 10.95 feet on the west line and North 4 deg. 37 min. East 10.02 feet on the east line to points on the new relocated north margin of Richard Jones Road on which it measures 296.09 feet thereon.

Being part of the same property conveyed to Frank Becker and wife, Louise N. Becker by deed from Chris V. Niederhauser and wife, Bertha Niederhauser, of record in Book 996, page 693, Register's Office for Davidson County, Tennessee. The said Louise N. Becker having since died, and her husband, Frank Becker having predeceased her. The said Louise N. Becker left a will of record in Will Book 174, page 546, Probate Court Clerk's Office, devising said property to Donna Lucille Becker Holland, Thomas A. Becker and Frank H. Becker. The ~~said~~ Thomas A. Becker having since died and Evelyn Adams Becker, Executrix of his estate (Will recorded at Will Book 55, page 251, Clerk & Master's Office of Williamson County, Tennessee) conveyed his 1/3 interest to George E. Noe, Jr., and Christina Becker Brown, Trustees U/W Thomas A. Becker, Sr., of record in Book 10344, page 735, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10462, page 298, Register's Office for Davidson County, Tennessee, Frank Henry Becker, personally and Donna Lucille Nagelsen, (being one and the same as Donna Lucille Becker Holland), personally, and George E. Noe, Jr., and Christina Becker Brown, Trustees of the Trust U/W Thomas A. Becker, Sr., conveyed subject property to Beckerland, a general partnership of which said Frank Henry Becker, said Donna Lucille Nagelsen and Becker Trust are equal partners.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

EXHIBIT B

Permitted Encumbrances

1. Lease of record to Hillsboro Plaza, Inc., of record in Book 4630, page 826, Register's Office for Davdison County, Tennessee, and subsequent amendments and assignments.

2. Lease of record to Farmer's Daughter of Tennessee, Inc., of record in Book 4102, page 963, Register's Office for Davdison County, Tennessee, and subsequent amendments and assignments.

3. Matters shown on the Plan of record in Book 4595, page 47, Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by Hillsboro Plaza, a limited partnership, dated June 21, 1973, of record in Book 4722, page 905, Register's Office for Davidson County, Tennessee, to secure to Home Federal Savings & Loan Association.

5. UCC-1 Financing Statement having Wolf Camera, Inc., as Debtor, and First Union National Bank of Georgia, as Secured Party, of record in Book 8548, page 681, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenant of record in Book 4305, page 3, Register's Office for Davidson County, Tennessee.

7. Rights and claims, if any, arising by virtue of the following notation and language executed by Thomas A. Becker, Executor with Power of Attorney, dated February 25, 1970, contained on Plat of record in Book 4350, page 77, Register's Office for Davidson County, Tennessee, as follows: "I hereby certify that I am the owner of the property shown hereon as a 40 ft. Ingress and Egress Easement as described in Book 4102, page 364, R.O.D.C., and do hereby grant permission for the record owners of Lot No. 4 as shown hereon to use any part or all of this easement for ingress and egress purposes only."

8. Rights and easements of access, ingress, egress and parking granted over Tract III herein by virtue of any of the foregoing leases.

9. Rights of tenants under unrecorded leases and occupants of the subject property.

01259 40
RECEIVED FOR REFERENCE
98 APR 15 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIV

4531 04/15 01:01 03CHECK 6640-60

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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 802

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	1788000.00
			CON TX	6615.60
			PRFEE	1.00
			WDEED	24.00
			TOTAL	6640.60
			CHECK	6640.60
04/15/98	01		16:05 0001	4531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425940
IDENTIFICATION REFERENCE

98 APR 15 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280687