Book 28

BOOK 10994 PG 124

THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
1230 FIRST AMERICAN CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 244-5772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $2,097,560.00.

Affiant

Subscribed and sworn to before me, this the 25 day of June, 1998.

Notary Public

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul Durham Company - Brentwood Office Building, LLC 116 Wilson Pike Brentwood, TN	Same	Davidson Co. 171-5, 6DU 60750 Williamson Co. 11B-C-26

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brentwood Income Partners, L.P., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Paul Durham Company - Brentwood Office Building, LLC, hereinafter called the GRANTEE its heirs and assigns, a certain tract or parcel of land in Davidson County and Williamson County, Tennessee, described as follows, to wit:

A certain tract of land in Davidson County and Williamson County, State of Tennessee, being described according to a survey dated July 29, 1988, by Michael V. Holmes, Registered Land Surveyor, as follows:

BEGINNING at a point in the southeast corner of intersection of Brooks Chapel Road and Wilson Pike; thence North 77 degrees 42 minutes 01 second east 188.94 feet to a point; thence South 10 degrees 39 minutes 13 seconds east 346.83 feet to a point; thence South 79 degrees 25 minutes 28 seconds west 181.36 feet to a point; thence North 11 degrees 54 minutes 49 seconds west 341.24 feet to the point of beginning, containing 63,688.58 square feet or 1.46 acres, more or less.

BEING the same property conveyed to Brentwood Income Partners, L.P. a Tennessee limited partnership, by deed from Ritzen Group Venture Partners, Ltd., a Tennessee limited partnership of record in Book 7739, page 834, Register's Office for Davidson County, Tennessee and Book 769, page 355, Register's Office for Williamson County, Tennessee.

This is improved property, known as 116 Wilson Pike, Brentwood, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 this 25th day of June, 1998.

BRENTWOOD INCOME PARTNERS, L.P.

By: G S Hastings L.P.
GEORGE S. HASTINGS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared GEORGE S. HASTINGS, JR., with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Brentwood Income Partners, L.P., the within named bargainor, a limited partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such general partner.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 1998.

Notary Public

My Commission Expires: May 28, 2000

0455578
IDENTIF. ↑ REFERENCE

98 JUN 26 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6222 06/26/98 0101 03CHECK 7769-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
2097560.00
CON TX 7760.97
PRFEE 1.00
WDEED 8.00
TOTAL 7769.97
CHECK 7769.97

06/26/98 01 13:02 0001 6222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455578
IDENTIF. # REFERENCE

98 JUN 26 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312023