0481757 Box 23

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
John M. Bryant, Jr.
Baker, Donelson, Bearman & Caldwell
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

98 AUG 31 PM 3:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11089 PAGE 655

Address New Owner as follows:
Partners on the Pike, L.L.C.
638 Timber Lane
Nashville, Tennessee 37215

Send Tax Bills To:
New Owner

Map-Parcel No.
34-5/131 and
34-6/52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,125,000.00

Britt Quillen
Affiant

Subscribed and sworn to before me this the 31st day of August, 1998.

Notary Public

My Commission Expires:
7-31-2001

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 and sufficiency of which are hereby acknowledged, **Michael A. Borchert, and wife, Sherry W. Borchert** (hereinafter collectively referred to as "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Partners on the Pike, L.L.C.,** a Tennessee limited liability company, (hereinafter "Grantee"), its successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is improved property known as 1577 and 1585 Gallatin Pike, Madison, Tennessee 37115.

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 successors and assigns, forever.

And Grantor does covenant 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 Grantor does further covenant and bind itself, its successors, assigns, and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sherry W. Borchert joins in this deed to convey her interest in the property, if any.

WITNESS this 31st day of August, 1998.

GRANTOR

Michael A. Borchert by Britt Quillen, POA
MICHAEL A. BORCHERT

Sherry W. Borchert by Britt Quillen, Power of attorney
SHERRY W. BORCHERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County, **BRITT QUILLEN**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Attorney-in-Fact for Michael A. Borchert and Sherry W. Borchert, and that she as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 31st day of August, 1998.

Vicki R. Schmitz
Notary Public

VICKI R. SCHMITZ NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires:

7-31-2001

EXHIBIT "A"

PROPERTY DESCRIPTION

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Rivergate Station Section Five, as shown on plat of record in Plat Book 7900, page 256, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Rivergate Station Section Six, as shown on plat of record in Plat Book 7900, page 266, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Michael A. Borchert, by Deed of Record in Book 8873, page 448, Register's Office for Davidson County, Tennessee.

458 08/31 0101 03CHECK 11581.50

EXHIBIT "B"

1. Metropolitan Government and Davidson County Taxes for the year 1998 and subsequent years.

2. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8486, page 379.

3. ALL matters shown on Plat recorded in Book 7900, page 256 and Book 7900, page 266.

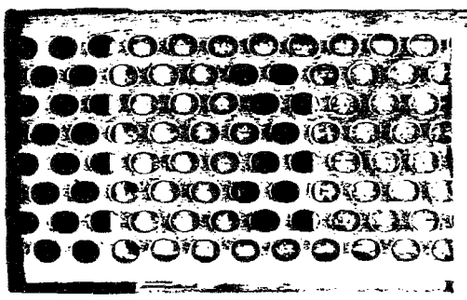
4. Deed of Easement and Covenant Agreement as set forth in Book 7537, page 380.

5. Ground Lease Agreement as set forth in Book 8176, page 145.

6. Declaration of Use Restrictions as contained in Book 8431, page 19.

7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7480, page 965, as amended in Book 7537, page 359, and in any allied instrument(s) referred to in said restrictions.

8. Rights of tenants in possession as tenants only under unrecorded lease(s).



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

RECEIVED OF _____

FOR _____

BOOK 11089 PAGE 659

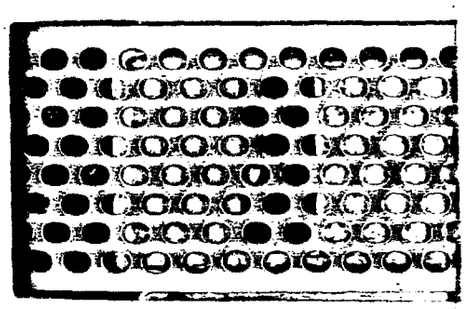
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3125000.00
CON TX 11562.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 11581.50
CHECK 11581.50

08/31/98 01 15:36 0001 4258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04817 57 IDENTIF. & REFERENCE

98 AUG 31 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339716