Box 35
Return to Path

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# WARRANTY DEED

| NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP 70-16<br>PARCEL 14 |
|---|---|---|
| AMERICAN TRADING REAL ESTATE PROPERTIES, INC., a Maryland corporation | American Trading Real Estate Properties, Inc. | |
| Address:<br><br>Blaustein Building, 14th Floor<br>One North Charles Street<br>P. O. Box 238<br>Baltimore, Maryland 21203 | Address:<br><br>Blaustein Building, 14th Floor<br>One North Charles Street<br>P. O. Box 238<br>Baltimore, Maryland 21203 | |

WARRANTY DEED

THIS INDENTURE, made this 27th day of October, 1998, between AMERICAN TRADING REAL ESTATE COMPANY, INC. ("GRANTOR"), a corporation organized and existing under the laws of the State of Maryland, and AMERICAN TRADING REAL ESTATE PROPERTIES, INC. ("GRANTEE"), a corporation organized existing under the laws of the State of Maryland.

WITNESSETH

THAT GRANTOR, for and in consideration of the sum of One Hundred and No/100ths Dollars ($100.00) and for other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys unto GRANTEE, its successors and assigns forever, the premises described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Premises"), together with all easements and other rights appurtenant thereto, including, without limitation, any interest of GRANTOR in all sidewalks, walkways, streets or public ways, and water and mineral rights appurtenant to the Premises, and all buildings, fixtures, parking structures and improvements located on the Premises.

TO HAVE AND TO HOLD the said Premises, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said GRANTEE, its successors and assigns, forever.

AND GRANTOR, for itself, its successors and assigns, does hereby covenant and agree to and with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee

of the aforesaid Premises; that the same are free of all encumbrances, except for those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof; that it has good right to sell and covey the same to GRANTEE as aforesaid; and that it will forever warrant and defend the title to the Premises against all lawful claims whatever.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Vincent M. Hock
Assistant Secretary

AMERICAN TRADING REAL ESTATE COMPANY, INC.,
a Maryland corporation

By: _____
Alan E. Kerry, President

STATE OF MARYLAND )
)
CITY OF BALTIMORE )

Before me, a Notary Public in and for said State and City, duly commissioned and qualified, personally appeared Alan E. Kerry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the President of AMERICAN TRADING REAL ESTATE COMPANY, INC., a Maryland corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 27th day of October, 1998.

NOTARY PUBLIC HARFORD COUNTY MARYLAND

Helen E. Soter
Helen E. Soter

My Commission expires: 12/1/98

THIS INSTRUMENT PREPARED BY:

Vincent M. Hock, Esq.
American Trading Real Estate Company, Inc.
Blaustein Building, 14th Floor
One North Charles Street
P. O. Box 238
Baltimore, Maryland 21203

AFTER RECORDING, PLEASE RETURN TO:

Vincent M. Hock, Esq.
American Trading Real Estate Properties, Inc
Blaustein Building, 14th Floor
One North Charles Street
P. O. Box 238
Baltimore, Maryland 21203

EXHIBIT "A"



Description of Premises

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A of shown on the Plan of MetroCenter, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63 feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in the westerly line of Lot No. 5B as shown on the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet. Containing 341,006 square feet or 7.83 acres, more or less.

Being the same property that was conveyed to American Trading Real Estate Company, Inc. by Deed from CMD Realty Investment Fund, L. P., of record in Book 10568, Page 219, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Title Exceptions

1. Taxes for 1998: A lien, but not yet due and payable.

2. Lease by and between Metropolitan Life Insurance Company and Department of Safety, State of Tennessee, of record in Book 9479, page 220, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instruments of record in Book 4829, page 722, Book 5225, page 112, and Book 5225, page 120, said Register's Office.

4. The Plan of record in Book 5210, page 197, said Register's Office, shows an owner's certificate, a 10' public utility and drainage easement along the west lines and the southernmost north line; a 15' public utility and drainage easement along the east line and the northernmost north line; and a 50' minimum building setback line from Vantage Way.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 5815, page 96, said Register's Office.

6. Easement granted to South Central Bell, of record in Book 6353, page 789, said Register's Office.

7. Rights of parties in possession under a lease.

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# AFFIDAVIT

STATE OF MARYLAND

CITY OF BALTIMORE

The undersigned hereby certifies as follows:

1. He is the Vice President and General Counsel of both American Trading Real Estate Properties, Inc., a Maryland corporation, and American Trading Real Estate Company, Inc., a Maryland corporation;

2. American Trading Real Estate Company, Inc. is a wholly-owned subsidiary of American Trading Real Estate Properties, Inc.; and

3. This conveyance by American Trading Real Estate Company, Inc. to American Trading Real Estate Properties, Inc. constitutes a transfer of substantially all of the assets of American Trading Real Estate Company, Inc. in the State of Tennessee pursuant to a plan of reorganization.

Vincent M. Hock

Subscribed and sworn to before me this 30th day of October, 1998.

HELEN E. SOTER NOTARY PUBLIC HARFORD COUNTY, MARYLAND

Helen E. Soter, Notary Public

My Commission expires: 12/1/98

0509333
IDENTIF. & REFERENCE

98 NOV -6 AM 9:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3597 11/06 0101 03CHECK 26.00

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