THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 11212 PAGE 359

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tulip Grove, LLC % Fine and Block Paran Place 2060 Mount Paran Rd., N.W. Atlanta, GA 30327 Attn: Bret Block	Same	75-4/246

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents transfers and conveys, unto TULIP GROVE, LLC, a Florida limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is unimproved property located at the intersection of Lebanon Road and Tulip Grove Road, Nashville, Tennessee.

Said property is conveyed subject only to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered, except for the matters described on Exhibit B.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 18th day of November, 1998.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership

By: HENRY C. MCCALL, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the general partner of Metropolitan Airport Center Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 18th day of November, 1998.

Notary Public

My Commission Expires:
1-27-01

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $775,000.

Affiant

Sworn to and subscribed before me this 18th day of November, 1998.

Notary Public

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
1-27-01

Begin a tract or parcel of land in the Twelfth Councilmanic District of Davidson County, Tennessee, said tract being the property conveyed to Metropolitan Airport Center Limited Partnership by deed of record in book 9828, page 970, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of U. S. Highway 70, as widened, said point being the northeasterly corner of property conveyed to Aldi, Inc. by deed of record in book 9340, page 56, R.O.D.C., and being the northwesterly corner of the herein described tract,

THENCE, with the southerly right-of-way line of U. S. Highway 70 and a curve to the left 256.41 feet, said curve having a central angle of 7deg29'18", a radius of 1,961.86 feet, a tangent of 128.39 feet, and a chord of N 80deg45'25" E, 256.23 feet to an iron rod,

THENCE, continuing N 76deg00'28" E, 74.72 feet to an iron rod,

THENCE, N 74deg16'51" E, 91.83 feet to an iron rod,

THENCE, N 72deg57'06" E, 137.87 feet to an iron rod,

THENCE, N 72deg38'16" E, 37.98 feet to an iron rod,

THENCE, with a curve to the right 35.14 feet, said curve having a central angle of 34deg42'48", a radius of 58.00 feet, a tangent of 18.13 feet, and a chord of N 89deg59'46" E, 34.605 feet to a point,

THENCE, with a curve to the right 40.80 feet, said curve having a central angle of 77deg10'34", a radius of 30.29 feet, a tangent of 24.17 feet, and a chord of S 34deg17'58" E, 37.785 feet to a iron rod located in the westerly right-of-way line of Tulip Grove Road,

THENCE, with the westerly right-of-way line of Tulip Grove Road, as widened, S 4deg28'39" W, 99.83 feet to an iron rod,

THENCE, continuing S 3deg02'43" W, 240.08 feet to an iron rod,

THENCE, S 4deg28'39" W, 53.83 feet to an iron rod,

THENCE, with a curve to the right 15.78 feet, said curve having a central angle of 75deg19'14", a radius of 12.00 feet, a tangent of 9.26 feet, and a chord of S 42deg08'15" W, 14.665 feet to an iron rod,

THENCE, S 4deg28'39" W, 3.64 feet to an iron rod located in the northerly right-of-way line of Raleigh Drive,

THENCE, with the northerly right-of-way line of Raleigh Drive and a curve to the left 214.57 feet, said curve having a central angle of 38deg34'15", a radius of 318.74 feet, a tangent of 111.53 feet, and a chord of S 75deg07'41" W, 210.54 feet to an existing concrete monument,

THENCE, leaving said right-of-way line with the easterly line of Sunset Park Subdivision, Section One, as of record in plan book 4300, page 185, R.O.D.C., N 34deg04'39" W, 125.19 feet to an existing iron pin,

THENCE, with the northwesterly line of said subdivision S 50deg13'25" W, 110.88 feet to an existing iron pin,

THENCE, continuing S 45deg00'00" W, 254.30 feet and crossing a small creek to an existing concrete monument,

THENCE, leaving said line with the northeasterly line of Tulip Grove Subdivision, Section Seven, as of record in plan book 4300, page 186, R.O.D.C., N 56deg30'00" W, 95.28 feet to an iron rod,

THENCE, leaving said line with the easterly line of property conveyed to Aldi, Inc. by deed of record in book 9340, page 56, R.O.D.C., N 1deg55'59" E, 451.56 feet to an iron rod and the point of beginning.

SAID property being lot 2 as shown on the plat of Tulip Grove Center, Phase 1 as recorded in Book 7900, Page 653, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record in Deed Book 9828, page 970, Register's Office for Davidson County, Tennessee. The foregoing description is from a survey dated 11/11/98 entitled "Metropolitan Airport Center" by Benny M. Cantrell, TN No. 1638. Dale and Associates, 516 Heather Place, Nashville, TN 37204.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for 1998 and thereafter, a lien due and payable, but not yet delinquent.

2. All matters shown on plat recorded in Book 7900, page 653, Register's Office for Davidson County, Tennessee.

3. Easement to Cumberland Water Company, as set forth in instrument recorded in Book 9340, page 61, said Register's Office.

4. Terms and Conditions of Easement Agreement as set forth in instrument recorded in Book 9340, page 61, said Register's Office.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8154, page 118, as amended in Book 9340, page 53, said Register's Office, and in any allied instruments referred to in said restrictions.

6. Permanent Drainage Easement, Temporary Construction Easement for Slopes, and Easement for Working Area as set forth in Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee at Nashville entered 9/25/98, Docket No. 96C-2780.

7. Matters shown on Survey Number 98320 dated 10/20/98, last revised 11/11/98, prepared by Dale and Associates.

LINCOLN/ 846488.2

0514662
IDENTIF. & REFERENCE

98 NOV 19 AM 10:52
REGISTER
DAVIDSON COUNTY, TN.

4

2220 11/19 0101 03CHECK 2886.96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11212 PAGE 363

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 775000.00
				CON TX 2867.50
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 2886.50
				CHECK 2886.50
11/19/98	01			10:54 0001 9270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514662

IDENTIF. & REFERENCE

98 NOV 19 AM 10:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374334