41
Denise

SPECIAL WARRANTY DEED

FROM: MetroCenter Holdings, Inc., Grantor

TO: Weeks Realty, L.P., a Georgia limited partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday, PLC
Suite 1800, SunTrust Center
Nashville, Tennessee 37219

Address New Owner as Follows:

782 Melrose Avenue
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Map-Parcel Numbers:

70-11-6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00).

John W Nelley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of February, 1999.

Denise M. Lattrell
Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Weeks Realty, L.P., a Georgia limited partnership, herein the Grantee, its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 34, on the Plan of MetroCenter Section Two, as shown on plat of record in Book 5200 page 237, in the Register's Office for Davidson County, Tennessee (the "Plat").
>
> BEING part of the property conveyed to MetroCenter Holdings, Inc. by deed from MetroCenter Properties, Inc., of record in Book 8321, page 668, Register's Office for Davidson County, Tennessee.

This is unimproved property north of the intersection of Mainstream Drive and Great Circle Road, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons from matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 18 day of February, 1999.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 18th day of February 1999.

_____
Notary Public

My Commission Expires: 3/25/2000

EXHIBIT A

1. A lien for 1999 real estate taxes which are being and will be prorated between Grantor and Grantee.

2. Restrictive Covenants in favor of Mat-Nel Company, recorded in Book 4784, page 659, as amended in Book 5792, page 787; Book 7012, page 61 and made applicable in Book 7012, page 62, said Register's Office.

3. Restrictive Covenants in favor of MetroCenter Properties, recorded in Book 5242, page 389, as amended in Book 5792, page 787, and Book 7012, page 61, said Register's Office.

4. Restrictive Covenants in favor of Arby's Inc., recorded in Book 9382, page 56, said Register's office.

5. Restrictive Covenants in favor of Taco Bell Corp., recorded in Book 9420, page 176, said Register's Office.

6. Terms, conditions, easements, rights and liens as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 7487, page 952 in favor of MetroCenter Improvements Association.

7. All matters shown on plan of record in Book 5200, page 237.

8. Flowage easements held by the United States of America in connection with the operation of the Cheatham Lock and Dam project of record in Book 2280, page 535, said Register's Office.

9. Release and Relocation of Easement Agreement of record in Book 6040, page 509, said Register's Office.

10. Council Bill No. 73-608 which provides for dedication of permanent easement for the operation and maintenance of the pumping station and outlet works, levees, lakes and canals as needed for flood control and will also provide for reasonable public access for recreational use of the lakes, canals and levee areas.

11. Colonial Pipeline Easement as set out on the recorded plat in Book 5200, page 237, Register's Office for Davidson County, Tennessee.

12. All matters shown on Survey by Gresham, Smith and Partners dated July 8, 1998, revised February 16, 1999, Job No. 18592.01.

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

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
1999 FEB 19 PM 12:23
RECORDING FEE 9.00
DATA PROCESSING FEE 1.00
TOTAL 10.00
4455 60
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
1999 FEB 19 PM 12:23
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DATA PROCESSING FEE 1.00
TOTAL 10.00
4455 60

SEE BOOK 11346 PAGE 416 FOR EXHIBIT A REFERENCE
19990219 0055083 7

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11346 PG. 417

0550837

IDENTIF. & REFERENCE

69FEB19 PM12:23

REGISTER
DAVIDSON CO. TN.

CASH

	1200000.00
CON TX	4440.00
PRFEE	1.00
UCCED	12.00
CFEE	2.00
TOTAL	4455.00
CHECK	4455.00

[illegible] 01 12:32 0001 7807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427039