51-B

99 JUL 30 PM 1:38
RECEIVED
HALL HARWELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
6180 13

This Instrument Was Prepared By:

Jack F. Stringham II, Attorney at Law
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center,
511 Union Street,
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:
Teachers' Retirement System
of the State of Kentucky
479 Versailles Road
Frankfort, Kentucky 40601-3868

SEND TAX BILLS TO
Same

MAP/PARCEL
Map 91-14
Parcel 211, 212
and 213

FOR AND IN CONSIDERATION OF TEN 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, **Nashville CVS LLC** ("the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Teachers' Retirement System of the State of Kentucky** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit A

The legal description contained herein is the same as that contained in a survey prepared by R. Scott Cherry, License No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated December 29, 1998 and reinspected July 7, 1999.

This is improved property, known as 310 Orlando Ave., 5519 Charlotte Pike and 5521 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD 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; and Grantor does further covenant and bind itself and its 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.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 28 day of July, 1999.

$350 07/30 0101 03CHECK 10634-00

NASHVILLE CVS LLC

By: _____
Peter D. Formicola, President

STATE OF New York)
)
COUNTY OF Monroe)

Before me, Robert C Johnson a Notary Public in and for the State and County aforesaid, personally appeared Peter D. Formicola with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Nashville CVS LLC, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of limited liability company by him as President.

Witness my hand and official seal at Rochester, New York, this 28 day of July, 1999.

Robert C Johnson
Notary Public

ROBERT C. JOHNSON
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires 2/28/01

My Commission Expires:

2/28/01

STATE OF New York)
)
COUNTY OF Monroe)

I, hereby swear or affirm that the actual consideration or value, ~~whichever is greater~~, for this transaction is $2,870,000.00.

Affiant

Subscribed and sworn to before me,
this the 28 day of July, 1999.

Robert C Johnson
Notary Public

ROBERT C. JOHNSON
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires 2/28/01

My Commission Expires:

2/28/01

10051567.1
07/27/99 5:22 PM

EXHIBIT A

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, 66 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF ORLANDO AVENUE, 30 FEET IN WIDTH;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF ORLANDO AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE NORTH 69 DEG 44 MIN 00 SEC EAST, 161.33 FEET TO AN EXISTING RAILROAD SPIKE, AT A CORNER COMMON WITH THE PROPERTY OF GEORGE W. LAYMAN, ET UX, AS OF RECORD IN DEED BOOK 6592, PAGE 949, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE WITH THE WESTERLY PROPERTY LINE OF GEORGE W. LAYMAN, ET UX SOUTH 20 DEG 11 MIN 00 SEC EAST, 155.00 FEET TO AN EXISTING PK NAIL;

THENCE SOUTH 69 DEG 44 MIN 00 SEC WEST, 6.00 FEET TO A PK NAIL SET;

THENCE SOUTH 20 DEG 11 MIN 00 SEC EAST, 112.00 FEET TO A PK NAIL SET, AT A CORNER COMMON WITH THE PROPERTY OF ABBAS TAHERIAN, AS OF RECORD IN DEED BOOK 9056, PAGE 965, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF ABBAS TAHERIAN SOUTH 69 DEG 44 MIN 00 SEC WEST, 155.33 FEET TO AN EXISTING PK NAIL IN CURBING, IN THE EASTERLY RIGHT-OF-WAY LINE OF ORLANDO AVENUE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ORLANDO AVENUE NORTH 20 DEG 11 MIN 00 SEC WEST, 267.00 FEET TO THE POINT OF BEGINNING. CONTAINING 42,403 SQUARE FEET OR 0.973 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE CVS LLC, AS OF RECORD IN DEED BOOK 10892, PAGE 198, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

061801 3
IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11596 PAGE 104

CAMT	2870000.00
CON TX	10619.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	10634.00
CHECK	10634.00

07/30/99 01 13:44 0001 9350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497592