Instr:20000426004141 9 Page: 1 OF 4
REC'D FOR REC 04/26/2000 2:44:12PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $5862.19

This instrument was prepared by Brewer, Krause & Brooks, 611 Commerce Street, Suite 2600, P. O. Box 23890, Nashville, Tennessee 37202-3890. (PRY)

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Brookwood Plaza 424 Church Street, Suite 1506, Nashville, TN 37219	Same	Map 103-10 Parcel 134.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer whichever is greater is $1,584,375.00

AFFIANT

Sworn to and subscribed before me this 25th day of April, 2000

NOTARY PUBLIC

My commission expires: 11-20-2000

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires NOV. 20, 2000

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brookwood Investment Associates Limited Partnership, Nashville, a Georgia limited partnership**, the "**Grantors**, A have bargained and sold, and by these presents do transfer and convey unto **Brookwood Plaza, a Tennessee general partnership**, the "**Grantee**," its successors, and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on **Exhibit A** hereto, which exhibit is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS: Brookwood Place Shopping Center, 103 White Bridge Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors, and assigns, forever, and it does covenant with the said Grantee that it are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown on **Exhibit B**, which exhibit is incorporated herein by reference.

AND Grantor does further covenant and bind it self, 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 24th day of April, 2000.

GRANTOR: Brookwood Investment Associates Limited Partnership, Nashville, a Georgia limited partnership,

BY: _____
Dr. H. S. Graf zu Münster, General Partner, by Patricia R. Young, Attorney in Fact, pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, **Patricia R. Young,** personally known to me (or upon the basis of satisfactory evidence presented to me), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purposes therein contained on behalf of herself as attorney-in-fact for Dr. H. S. Graf zu Münster, the general partner of Brookwood Investment Associates Limited Partnership, Nashville, a Georgia limited partnership, Dr. H. S. Graf zu Münster, and on behalf of the partnership.

Witness my hand and seal in Nashville, Davidson County, Tennessee, this 24th day of April, 2000.

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

_____
NOTARY PUBLIC

My commission expires:
11-20-2000

My Commission Expires NOV. 20, 2000

Exhibit A to Warranty Deed

Land in Davidson County, Tennessee, being Lot number 2 on the Plan of White Bridge Road Center as of record in Plat Book 6200, page 236, R.O.D.C., Tennessee described according to a survey by Rocky L. Montoya, Registered Land Surveyor, dated February 20, 1986, as follows:

Beginning at an iron pin in the west margin of White Bridge Road said point being the southeast of Lot number 1 on the plan of White Bridge Road Center as of record in Plat Book 6200, page 236 R.O.D.C., Tennessee, thence with said west margin South 12° 48' 23" East, 243.05 feet to an iron pin, said point being the northeast corner of George P. Morris, Jr. property of record in Deed Book 4743, page 904, and Deed Book 4727, page 133, thence, along the common line of Lot number 2 and George P. Morris, Jr.'s property South 77° 11' 27" West 179.75 feet to an iron pin, said point being the northwest corner of George P. Morris, Jr.'s property; thence, along the west line of this lot, North 12° 48' 23" West, 160.70 feet to a concrete monument; thence, North 78° 55' 01" East 5.56 feet to a concrete monument; thence, North 13° 03' 32" West 86.34 feet to an iron pin; thence, along the south line of Lot number 1 and this lot, North 78° 26' 42" East 174.61 feet to the point of beginning containing 43,579 square feet, 1.004 acres more or less.

BEING the same property conveyed to Brookwood Investment Associates Limited Partnership, Nashville, a Georgia limited partnership by deed from White Bridge Road Associates, a Tennessee general partnership of record at Book 7080, page 364, Register's Office for Davidson County, Tennessee.

Exhibit B to Warranty Deed

Permitted Encumbrances

1. Zoning Variance granted by Order of the Metropolitan Board of Zoning Appeals dated February 5, 1990, Appeal Case No. 89-242.

2. Taxes for the 2000 Year, a lien, but not yet due and payable.

3. All matters appearing on the plan of White Bridge Road Center, of record in Plat Book 6200, page 236, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in instrument of record in Book 7080, page 370; and easement for ingress and egress, item number 7, of record in Book 3615, Page 154, Register's Office for Davidson County, Tennessee.

5. All matters shown by the survey made by Rocky L. Montoya, Surveyor, Job No. 85-4-48, dated February 20, 1986 and revised December 22, 1986 and revised June 5, 1998, and revised April 19, 2000, including a rock wall along the southerly boundary of the premises encroaching upon the subject premises.