Book 62

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

Instr:200008100079566 Page: 1 OF 7
REC'D FOR REC 08/10/2000 3:50:27PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $8510.00

WARRANTY DEED

Address of New Owner:
V. U. Real Estate Holdings,Inc.
305 Kirkland Hall
Nashville, TN 37240

Send Tax Bills To:
Same

Map & Parcel No.:
Map: 92-16
Parcels: 75, 76,77,78

THIS DEED, made entered into as of the 31st day of July, 2000, by and between THE ARLINGTON COMPANY, a Tennessee general partnership composed of Suzanne Owen Richardson, being one and the same person as Suzanne Owen, Marilyn Owen White, John D. Owen IV, and Marion Owen Williams ("Grantor") and V. U. REAL ESTATE HOLDINGS, INC., a Tennessee corporation, ("Grantee"),

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

(Remainder of Page Intentionally Left Blank)

THE ARLINGTON COMPANY

By: Marilyn Owen White
Marilyn Owen White, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marilyn Owen White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is one of the partners of THE ARLINGTON COMPANY, a general partnership, the within named bargainor, and that she as such Partner, authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by herself as Partner.

WITNESS my hand and seal, at office this 31 day of July, 2000.

STATE OF TENNESSEE RITA McCURRY NOTARY PUBLIC AT LARGE

Rita McCurry
NOTARY PUBLIC

My Commission expires: 7-24-2004

210751.01 4652-0002

THE ARLINGTON COMPANY

By: _____
John D. Owen IV, Partner

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John D. Owen IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is one of the partners of THE ARLINGTON COMPANY, a general partnership, the within named bargainor, and that he as such Partner, authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as Partner.

WITNESS my hand and seal, at office this 26 day of July, 2000.

_____
NOTARY PUBLIC

My Commission expires: ~~FEB~~ 5, 2001

NOBUO HIRAKO
Commission # 1125797
Notary Public — California
Los Angeles County
My Comm. Expires Feb 5, 2001

WITNESS the signature of Grantor the day and year first above written.

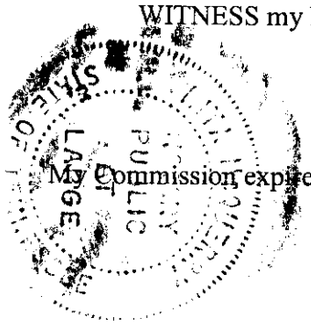
THE ARLINGTON COMPANY

By: Suzanne Owen Richardson
Suzanne Owen Richardson, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Suzanne Owen Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is one of the partners of THE ARLINGTON COMPANY, a general partnership, the within named bargainor, and that she as such Partner, authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by herself as Partner.

WITNESS my hand and seal, at office this 31 day of July, 2000.



Rita McGuire
NOTARY PUBLIC

My Commission expires: 7-24-2004

THE ARLINGTON COMPANY

By: Marion Owen Williams
Marion Owen Williams, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marion Owen Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is one of the partners of THE ARLINGTON COMPANY, a general partnership, the within named bargainor, and that she as such Partner, authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by herself as Partner.

WITNESS my hand and seal, at office this 31 day of July, 2000.

Rita McGuerry
NOTARY PUBLIC

My Commission expires: 1-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $2,300,000.00.

Rita McGuerry
Affiant

Subscribed and sworn to before me, this the 10th day of ~~July~~ August, 2000.

Kim C. Engelhart
Notary Public

My Commission Expires: 3/27/2004

210751.01 4652-0002

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1

Lots Nos. 35 and 36 on the Plan of Williams' Subdivision of Lot No. 159 of the Boyd Home Tract, of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 52.1 feet on the northerly side of Broadway, formerly Broad Street, and runs back 151-1/4 feet, more or less on the easterly line and 167.375, more or less, on the westerly line to an alley measuring 50 feet thereon.

Said Lot No. 36 fronts 52.1 feet on the northerly side of Broadway, and runs back 185 feet, more or less, on the westerly line, and 170 feet, more or less, on the easterly line, to an alley measuring 50 feet thereon.

Tract 2

The westerly 42 feet of Lot No. 34 of the Williams Subdivision of Lot No. 159 of the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.

Said Lot fronts 42 feet, more or less, on the northerly side of Broadway and runs 137 feet, more or less, on one line, and 155 feet, more or less, on the other line, to an alley.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 37, in Williams Subdivision of Lot No. 159 of the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County, described as follows:

Beginning at a point 182.8 feet easterly from a 15 foot alley and running thence northerly and parallel to said alley 200 feet, more or less, to another 15 foot alley; thence easterly with said last mentioned alley, 50 feet to a point; thence southerly parallel with the first line 187 feet, more or less, to Broad Street, thence westerly, with Broad Street, 52.1 feet to the beginning.

Being the same property conveyed to Arlington Company by deed from Barbizon Apartments, Inc., a Tennessee corporation, of record in Book 4890, page 795, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for Metropolitan Nashville and Davidson County for the year 2000, a lien but not yet due and payable.

2. Subject to all matters shown on a survey prepared by Cherry Land Surveying, Inc., dated August 1, 2000.

3. Easement for a 48 inch sewer line across Lot 36 shown as sewer 129-A, on the plans in the Office of the City Engineer of Nashville, Tennessee.

4. Subject to rights of tenants in possession, as tenants only.

5. Matters shown on the Plan of record in Plat Book 161, page 42, Register's Office for Davidson County, Tennessee.