14576

Davidson County DEEDWARR
Recvd: 08/10/04 15:35 2pgs
Fees:13.00 Taxes:3237.50

FOR RECORDING PURPOSES

20040810-0096721

Mary Lee Stallings
My Commission DD203781
Expires July 06, 2007

LTIC File No. 14576

STATE OF TENNESSEE
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: July 30, 2004

NOTARY PUBLIC

COMMISSION EXPIRES: July 6, 2007

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Evergreen Investments Middle Tennessee, Inc. 140 Faulkner Lane Mt Juliet, TN 37122	Same	86/317

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CNL INCOME FUND VI, LTD. A FLORIDA LIMITED PARTNERSHIP

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

EVERGREEN INVESTMENTS MIDDLE TENNESSEE, INC.

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION TWO, JACKSON'S COURTYARD, OF RECORD IN BOOK 6900, PAGE 970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED IN THE SOUTHERLY MARGIN OF LEBANON PIKE, SAID POINT BEING WESTERLY 860.5 FEET MORE OR LESS FROM JUAREZ DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SHONEY'S PROPERTY OF RECORD IN DEED BOOK 4880, PAGE 437, SAID REGISTER'S OFFICE, AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE, ALONG SAID COMMON LINE WITH THE SHONEY'S PROPERTY, N 86 DEGREES 17' 47"' E, A DISTANCE OF 191.54 FEET TO A POINT;

THENCE, S 6 DEGREES 2' 36" E, A DISTANCE OF 160.30 FEET TO A POINT;

THENCE, S 85 DEGREES 00' 58" W, A DISTANCE OFR 239.13 FEET TO A POINT;

THENCE, N 51 DEGREES 10' 59" W, A DISTANCE OF 91.45 FEET TO A POINT SITUATED IN THE SOUTHERLY MARGIN OF LEBANON PIKE;

THENCE, ALONG SAID ROAD, N 46 DEGREES 45' 00" E, A DISTANCE OF 43.74 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 48' 01", A RADIUS OF 517.68 FEET, A LENGTH OF 106.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,425 SQUARE FEET OR 0.951 ACRES OF LAND MORE OR LESS.

BEING THE SAME PROEPRTY CONVEYED TO CNL INCOME FUND VI, LTD. BY DEED OF RECORD IN BOOK 8103, PAGE 92, RGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE NEXT PAGE FOR PERMITTED ENCUMBRANCES

THIS IS (X) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 3451 LEBANON PIKE
NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: July 30, 2004

CNL INCOME FUND VI, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: _____

NAME: Robert A. Bourne

TITLE: General Partner

STATE OF Florida

COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Bourne with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the General Partner of CNL INCOME FUND VI, LTD. A FLORIDA LIMITED PARTNERSHIP, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

Witness my hand and official seal at office at Orlando, Fl on this the 30th day of July, 2004.

Mary Lee Stallings
Notary Public

My Commission Expires: July 6, 2007

Mary Lee Stallings
My Commission DD203791
Expires July 06, 2007

This conveyance is made subject to the following matters:

1. Taxes for the year 2004, a lien which are not yet due and payable. Tax Parcel No. 86/317.

2. ~~Memorandum of Lease between James M. Seneff, Jr. and Robert A. Bourne and Tennessee Development Corporation, dated October 20, 1989, as of record in Book 7965, page 371, with Assignment of Lease and Memorandum of Lease in Book 8105, page 95, said Register's Office.~~

3. Easement Agreements of record in Book 7965, page 359 and Book 7780, page 928, said Register's Office.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7780, page 934, as modified in Book 7965, page 346, and in any allied instrument(s) referred to in said restrictions.

5. Anchor Easement to The Metropolitan Government of Nashville and Davidson County as of record in Book 5974, page 532, said Register's Office.

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219