WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
COUNTRYSIDE COMMUNITIES CORPORATION		MAP 148
(Name)	SAME (Name)	
Commercial Credit Bldg		Parcel 161
(Address)		
Baltimore, Maryland 21202		BOOK 4743 PAGE 668
(City) (State) (Zone)		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of all of which is hereby acknowledged, including the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), for which Countryside Communities Corporation, a Delaware corporation, has executed and delivered its non-negotiable promissory note of even date herewith, payable to the order of Williamsburg Corporation, a Tennessee corporation, the maturity date of which is December 4, 1973, without interest except as stated, and to secure payment of which note a lien is hereby retained on the property herein conveyed, Williamsburg Corporation has bargained and sold, and by these presents does transfer and convey unto the said Countryside Communities Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Parrish Ragan, Inc., dated July 19, 1973, as follows:

Being a part of the same property conveyed to Marion Thurman by Deed Book 4441, page 9, Register's Office of Davidson County, Tennessee.

BEGINNING at a point at the intersection of the northerly margin of Richards Road and the easterly margin of L & N Railroad; thence with the easterly margin of L & N Railroad North 23° 17' 20" West 2185.75 feet more or less, to the center line of Mill Creek; thence with the center of Mill Creek northeasterly 866 feet, more or less; thence easterly with fence 500 feet, more or less; thence South 13° 45' 26" East 978.05 feet, thence South 3° 48' 47" West 467.04 feet, thence South 6° 51' 31" East 949.82 feet; thence South 6° 48' 00" East 320.63 feet to the northerly margin of Richards Road; thence with the northerly margin of Richards Road North 88° 19' 00" west 480.37 feet to the point of beginning, and containing 50.5 acres, more or less.

Being part of the same property conveyed to the Williamsburg Corporation by deed from Marion Thurman and wife, of record in Book 4556, page 474, and by Deed of Correction from Marion Thurman and wife, of record in Book 4586, page 833, both in the Register's Office for Davidson County, Tennessee.

This is improved property, known as Hawaiian Village.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Countryside Communities Corporation, its successors and assigns forever. Williamsburg Corporation covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the following to which this conveyance is made subject:

1) 1973 taxes, which have been assumed by Countryside Communities Corporation

2) Easement for sewer being 20 feet wide running generally east and west through the property of record in Book 3954, Page 655, said Register's Office.

3) Easement granted by condemnation in the 3rd Circuit Court in the style of Nashville, Chattanooga and St. Louis Railway vs. D. L. Rains, et al, a certified copy of record in Book 2043, page 369, said Register's Office, said easement lies along the westerly boundary line of the premises and adjoins the right of way of said railroad.

4) Survey of Parrish Ragan dated July 19, 1973, which shows a 20 foot easement for a sewer across the central northwest and north portions of said property, and locates the above mentioned railroad and sewer easements.

5) Easement for the flow of Mill Creek along the north line of the property.

And Williamsburg Corporation does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Countryside Communities Corporation, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed by its duly authorized officer on this 4th day of September, 1973.

C22546

IDENTIF. REFERENCE

SEP 5 12 50 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAMSBURG CORPORATION

By: Marion Thurman (Pres)

SEP-5? CONV * 1,125,000.00
SEP-5? S'TAX A* 2,925.00
SEP-5? PR'FEE A* .50
SEP-5? W'DEED A* 4.00 * 2,929.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert T. Walker, a Notary Public of the State and County aforesaid, personally appeared Marion Thurman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Williamsburg Corporatoin, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of September, 1973.

Robert T. Walker
Notary Public

My Commission Expires: 3-9-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,125,000.00.

Roger Mueller
Affiant

Sworn to and subscribed before me, this the 4th day of September, 1973.

Robert T. Walker
Notary Public

My Commission Expires 3-9-77