This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 5588 PAGE 710

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walnut Ridge Investment Group, Ltd.	new owners	030
	(NAME)	
P. O. Box 231		043
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due, plus future interest on notes, in the original principal sum of $367,237.80, payable as set forth in said notes, and being secured by an installment deed of record in Book 329, page 681, Register's Office for Williamson County, Tennessee, and in Book 5588 page 705, Register's Office for Davidson County, Tennessee,

BLUFF ROAD LIMITED PARTNERSHIP, a Tennessee limited partnership,

have bargained and sold, and by these presents do transfer and convey unto the said WALNUT RIDGE INVESTMENT GROUP, LTD., a Tennessee limited partnership, its successors *and assigns, a certain tract or parcel of land in* WILLIAMSON and Davidson *County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land located in the 16th Civil District of Williamson County, Tennessee, and the 6th Civil District of Davidson County, Tennessee, described, according to a survey of Stanford and Associates, Inc., dated August 18, 1978, as follows:

BEGINNING at an iron pin corner, in Davidson County, said point being 28 feet, more or less, east of the east right-of-way of Redmond Lane; thence with a line common to the Burchett property S 2°27'01" W 509.08 feet to an iron pin, passing the Davidson-Williamson County line at 280 feet, more or less; thence with a line common to the south line of tracts sold by Frank Hagewood, S 88°58'22" E 1539.45 feet to an iron pin; thence N 0°46'10" E 598.98 feet to an iron pin, passing the Davidson-Williamson County line at 280 feet, more or less; thence N 89°31'16" E 203.13 feet to an iron pin; thence with a line common to the Hamer property S 1°04'49" W 1511.13 feet to an iron pin passing the Davidson-Williamson County line at 400 feet, more or less; thence with a line common to the Whitlow property S 89°25'02" W 192.40 feet to an iron pin; thence S 0°54'49" E 76.36 feet to an iron pin; thence with the following lines common to the Bluff Road property, N 75°50'27" W 93.60 feet to an iron pin; thence N 80°30'24" W 61.96 feet to an iron pin; thence N 73°14'02" W 140.36 feet to an iron pin; thence S 89°04'42" W 1064.67 feet to an iron pin; thence S 0°11'51" E 2757.17 feet to an iron pin; thence with a line common to the Claude property N 88°36'47" W 990.66 feet to an iron pin; thence S 0°21'34" E 924.38 feet to an iron pin; thence N 87°24'50" W 417.09 feet to an iron pin; thence N 88°15'48" W 1320.45 feet to an iron pin corner; thence N 0°00'51" W 1830.17 feet to an iron pin corner; thence with the following lines common to the McClendon property S 88°29'33" E 1165.14 feet to an iron pin; thence N 0°15'48" W 1612.96 feet to an iron pin; thence N 87°22'41" W 1181.82 feet to an iron pin; thence N 0°02'35" E 920.90 feet to an iron pin common to the west boundary of In-A-Vale Subdivision; thence S 89°14'52" E 1199.99 feet to an iron pin; thence N 0°19'12" E 719.45 feet to an iron pin; (cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $633,500.00

Subscribed and sworn to before me, this the 4th day of April 1980

Paul E. [illegible] Affiant

[signature] Notary Public

My commission expires: February 3, 1981 (Affix Seal)

thence S 88°59'32" E 1372.959 feet passing thru the end of an existing 50 foot right-of-way called Redmond Lane to the point of beginning. BOOK 5588 PAGE 711
Together with an easement described as follows: BEGINNING at a point on the southerly side of Holt Road in said Sixth Civil District, at a point where Holt Road intersects an unnamed, unmarked public right-of-way, which said unnamed, unmarked public right-of-way runs along and marks the westerly boundary of certain property purchased by Marvin W. Moore, Jr., and wife, from the heirs of Frank O. Beerman, said unnamed and unmarked public right-of-way leaving Holt Road in a southerly direction and crossing two small creeks before reaching the property now owned by said Eunis R. York.

The right-of-way or private easement herein conveyed is to extend for a width of 35 feet along side of and on the easterly side of said unnamed unmarked public right-of-way and is to extend for said width of 35 feet in a southerly direction to and including the crossing of the second creek southerly from Holt Road.

BEING THE SAME property conveyed to Bluff Road Limited Partnership, a Tennessee limited partnership, by deed from First American National Bank of Nashville, Administrator, C.T.A., and Dorothy S. Cochran, of record in Book 329, page 681, Register's Office for Williamson County, Tennessee, and recorded in Book 5588, page 705, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to: (1) Easement of record in Deed Book 92, page 460; (2) terms and conditions of a Certificate and Agreement of Limited Partnership of Bluff Road Limited partnership, of record in Book 329, page 634, Register's Office for Williamson County, Tennessee; and (3) Easement of record in Book 1726, page 241, and Book 3000, page 120, Register's Office for Davidson County, Tennessee.

unimproved XX
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walnut Ridge Investment Group, Ltd., a Tennessee Limited Partnership, its successors ~~heirs~~ *and assigns, forever.*

And It *do covenant with the said* Walnut Ridge Investment Group, Ltd., *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as shown above and for 1980 taxes, which have assumed by the Buyers.

And BLUFF ROAD LIMITED PARTNERSHIP, a Tennessee limited partnership does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Walnut Ridge Investment Group, Ltd., a Tennessee Limited Partnership, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 4th *day of* April, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BLUFF ROAD LIMITED PARTNERSHIP
a Tennessee limited partnership

BY: [signature], general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel P. Fitts, to me personally known, who, being by me duly sworn did say that he is the general partner of Bluff ~~Road Limited Partnership, a Tennessee limited partnership,~~ and that the foregoing instrument was signed in behalf of said Bluff Road Limited Partnership, and said Samuel P. Fitts acknowledged said instrument to be the free act and deed of said partnership, and said Samuel P. Fitts executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 19 80.

Sayre J. Mueller, Jr., Notary Public.

Commission Expires February 3, 1981.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

F 8 4 2 7 7

2496 04/09 1709.60- CHECK

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IDENTIF. REFERENCE

APR 9 10 36 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BLUFF ROAD LIMITED PARTNERSHIP

TO

WALNUT RIDGE INVESTMENT GROUP, LTD.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

RETURN TO: BOX 38

FIRST TITLE & ESCROW CO., INC.
256 Highlands Bldg., Brentwood, Tn. 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5588 PAGE 714

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		683500.00-	CO	
		1777.10	CO TX	
		.50	PRFEE	
		12.00	WDEED	
			CHECK	1789.60-
2496A04/09/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 4 2 7 7

IDENTIFICATION REFERENCE

APR 9 10 36 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 751445