THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

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WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Highland Ridge Properties c/o Leasing, Management, Development Co. 44 Vantage Way Nashville, TN 37228	Same	95-15; 14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James C. Risner and wife, Viola W. Risner, hereinafter jointly and severally referred to as the Grantors, have bargained and sold, and do hereby transfer and convey unto Highland Ridge Properties, a Tennessee general partnership composed of Rolling Hills Corporation N.V., a Netherlands Antilles Corporation, and Highland Ridge Associates, a Tennessee general partnership made up of Jerry Carroll and John W. Eakin, hereinafter referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, formerly the Third Civil District of Davidson County, Tennessee, being the same property shown as "W.H. Freeman" on the plat entitled "The Highlands" recorded in Book 2663, Page 127, R.O.D.C., Tennessee and being more particularly described according to an unrecorded survey of Ragan, Smith, Murphy & Associates, Inc., dated July 20, 1981, as follows:

Beginning at an iron pin set in the center of Old Elm Hill Pike, the northwest corner of the herein described tract and the original northeast corner of the T.H. Page Property (now Minnie Irene Page Waddell as of record in Will Book 95, Page 29, R.O.D.C., Tennessee); thence,

1. With the center of Old Elm Hill Pike, N 85° 40' 47" E 192.43 feet to an existing iron pin at the northwesterly corner of Lloyd C. Jordan Property as of record in Deed Book 4642, Page 920, R.O.D.C., Tennessee and the northeasterly corner of the herein described tract; thence,
2. With the common line of the herein described tract and Jordan, S 5° 56' 40" W (Passing an existing concrete monument at 19.93 feet), a total of 160.00 feet to an iron pin; thence,
3. With the southerly line of Jordan, S 89° 54' 26" E 100.00 feet to an existing concrete monument on the westerly R.O.W. of Ermac Drive; thence,
4. With the westerly R.O.W. of Ermac Drive with a curve to the right (Radius 1,164.86 feet) southerly a distance of 70.00 feet to an iron pin set at the northeasterly corner of Lot No. 1, plan of The Highlands as of record in Book 2663, Page 127, R.O.D.C., Tennessee, and having a chord bearing and distance of S 6° 14' 37" W 69.98 feet; thence,
5. With the northerly line of said Lot No. 1, N 77° 39' 40" W 268.78 feet to an existing concrete monument at the northwesterly corner of Lot No. 1 and also being a corner in the easterly line of Minnie Irene Page Waddell Property as of record in Will Book 95, Page 29, R.O.D.C., Tennessee; thence,

6. With the easterly line of Waddell, N 1° 53' 37" W (Passing the new southerly R.O.W. of Frontage Road at 102.41 feet) a total of 156.90 feet to the point of beginning and containing 38,500 square feet or 0.88 acres;

Included in the above described tract but excluded from same is a part of the new R.O.W. for Frontage Road along the south side of New Elm Hill Pike that was condemned by Docket No. 79225 in the Circuit Court of Davidson County, Tennessee and described as follows:

To reach the point of beginning, start at the same iron pin in the center line of Old Elm Hill Pike as noted as beginning point in the overall tract; thence,

With the westerly line of the overall tract, S 1° 53' 37" E 20.02 feet to a point on the southerly R.O.W. of Old Elm Hill Pike and being the beginning point of the excluded tract; thence,

1. With the southerly R.O.W. of Old Elm Hill Pike, N 85° 40' 47" E 174.53 feet to a point where the new south R.O.W. of Frontage Road intersects the southerly R.O.W. of Old Elm Hill Pike; thence,
2. With the southerly R.O.W. of Frontage Road, S 74° 36' 29" W 179.33 feet to a point on the westerly line of the overall tract; thence,
3. With the westerly line of overall tract, N 1° 53' 37" W 34.47 feet to the point of beginning and containing 3,000 square feet or 0.07± acre and leaving a total of 35,500 square feet or 0.81± of an acre in the overall tract.

Being the same property conveyed to James C. Risner and wife Viola W. Risner, by deed from R. L. Freeman, Trustee, of record in Book 2962, Page 484, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2407 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of July, 1981.

James C. Risner

Viola W. Risner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared James C. Risner, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 1981.

Notary Public

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, Marjorie Carr Hodges, a Notary Public in and for the County and State aforesaid, personally appeared Viola W. Risner, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 1981.

Marjorie Carr Hodges
Notary Public

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

$ 181,344.73 .

HIGHLAND RIDGE PROPERTIES
acting by and through its general
partner, Highland Ridge Associates

John W. Eakin
John W. Eakin, Partner

Subscribed and sworn to before me, this the 31st day of July, 1981.

Marjorie Carr Hodges
Notary Public

My Commission Expires:

April 21, 1985

RUSH

07/31 480.33- CHECK G53268

IDENTIF. REFERENCE

JUL 31 3 25 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			16134.73- CO	
			471.33 CO TX	
			.50 PRFEE	
			5.00 WDED	
			CHECK	480.33-
9899A07/31/81			BAL	.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3.2.8

IDENTIF. REFERENCE

JUL 31 3 26 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 835691