This Instrument prepared by
WALLER LANSDEN DORTCH
& DAVIS
2100 One Commerce Place
Nashville, Tennessee 37239

STATE OF
COUNTY OF

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The actual consideration or value, whichever is greater, for this transfer is $865,000.00.

Robert E. Koekler
Affiant

Subscribed and sworn to before me this the 24th day of November, 1981.

Johanne P. Jackson
Notary Public

My Commission Expires 7/11/85
(Affix Seal)

Address New Owner as Follows:

Highland Ridge Properties
c/o Leasing/Management/Development Co.
44 Vantage Way
Nashville, Tennessee 37228

Send Tax Bills To:

SAME

Map-Parcel Numbers

95, 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, MARRIOTT CORPORATION, a Delaware corporation ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey, unto HIGHLAND RIDGE PROPERTIES, a general partnership, the partners in which are Rolling Hills Corporation, N.V., a Netherlands Antilles corporation, and Highland Ridge Associates, a general parternship composed of Jerry Carroll and John W. Eakin ("Grantee"), its successors and assigns, a certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, as shown on a Boundary Survey of Proposed Lot 1, Section 1, Highland Ridge, dated September 29, 1981, prepared by Ragan, Smith, Murphy & Associates, Inc., and more particularly described as follows:

> A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, formerly the Third Civil District of Davidson County, Tennessee, lying west of Ermac Drive, east of the proposed Marriott Drive, south of Elm Hill Pike, and north of Interstate 40 and being more fully described as follows:

Beginning at an old iron rod at the west corner of Lot 16 on the Plan of The Highlands Subdivision as recorded in Book 2663, page 127 R.O.D.C., Tennessee and proceeding as follows:

1. With the north line of Lot 17 in said subdivision, N 82° 37' 16" W, 81.00 feet to an existing iron pin; thence,

2. With the west line of Lot 17, S 4° 58' 31" E, 130.00 feet to a new iron rod; thence,

3. Severing the land of which this is a part, S 48° 44' 52" W, 250.01 feet to a new iron rod; thence,

4. S 84° 19' 42" W, 61.53 feet to a new iron rod on the easterly right-of-way line of the proposed Marriott Drive; thence,

5. With said line and a 220-foot radius curve to the right 15.00 feet to an old iron rod, said curve has a chord bearing and distance of N 3° 43' 06" W, 14.998 feet; thence,

6. N 1° 45' 54" W 205.00 feet to an old iron rod; thence,

7. With a 450.45-foot radius curve to the left, 183.97 feet to an old iron rod, said curve has a chord bearing and distance of N 13° 27' 54" W, 182.691 feet; thence,

8. With a 419.44-foot radius curve to the right, 162.27 feet to an old iron rod, said curve has a chord bearing and distance of N 14° 04' 54" W, 161.263 feet; thence,

9. N 2° 59' 54" W, 170.86 feet to an old iron rod; thence,

10. With a 452.10-foot radius curve to the right, 344.09 feet to an old iron rod, said curve has a chord bearing and distance of N 18° 48' 20" E, 335.848 feet; thence,

11. With a 1,463.24-foot radius curve to the left, 15.00 feet to a new iron rod, said curve has a chord bearing and distance of N 40° 18' 57" E, 15.000 feet; thence,

12. Leaving the proposed Marriott Drive, S 48° 59' 02" E, 394.64 feet to a new iron rod; thence,

13. N 41° 00' 00" E 100.00 feet to a new iron rod, thence,

14. S 41° 47' 27" E 342.44 feet to a new iron rod set on the northwesterly line of The Highlands Subdivision; thence,

15. With the northwesterly lines of Lot 14, in part, and Lot 15 and Lot 16, in part, S 42° 38' 05" W, 280.00 feet to an old broken concrete monument; thence,

16. S 41° 02' 29" W, 157.86 feet to the point of beginning and containing 9.25 acres, more or less.

Being a part of the property conveyed to Marriott Corporation, by deed from Parkway Properties, a joint venture, H.E. Fisher, T.H. Vernier, and Joseph D. Geeslin, Jr., of record in Book 5538, page 1, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor does further covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for a Development Agreement of record in Book 5762, pages 677 et seq., Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 5762, pages 691 et seq., Register's Office for Davidson County, Tennessee; certain easements as more fully described on a Plat titled Section 1, Marriott Hotel and Office Park, updated September 16, 1981, prepared by Ragan, Smith, Murphy & Associates, Inc., of record in Book 5200, page 375, Register's Office for Davidson County, Tennessee; and 1981 taxes.

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

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24th day of November, 1981 by its duly authorized officer.

GRANTOR:

MARRIOTT CORPORATION

By: Donald E. Koehler
Vice President

STATE OF Maryland

COUNTY OF Montgomery

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Before me, Johanne P. Jackson, a Notary Public of the State and County aforesaid, personally appeared Robert E. Koehler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Marriott Corporation, the within named bargainor, a corporation, and that he as such Robert E. Koehler, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such Vice President.

WITNESS my hand and seal at office in Bethesda, Maryland, this 24th day of November, 1981.

Johanne P. Jackson
Notary Public

My Commission Expires: 7/1/82

RUSH

G69331

IDENTIF. REFERENCE

NOV 24 2 37 PM '81

FILED FOR RECORD
DAVIDSON COUNTY, TENN.

11/24 2261.50- CHECK

9632

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5822 PAGE 237

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
			865000.00-	CO
			2249.00	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 2261.50-
9632A	11/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6933

IDENTIFICATION REFERENCE

Nov 24 2 38 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 854669