[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Bell Forge Associates, a joint venture [301 S. Perimeter Park Drive [Nashville, TN 37211	] Same	] 163 116]
[This instrument prepared by: Boult, Cummings, Conners & Berry, [21st Floor, First American Center, Nashville, TN 37238		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Beulah Morgan, a widow, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Bell Forge Associates, a joint venture composed of W. Gerald Ezell, George A. Volkert, Carl H. Vereen, and Richard W. Sorenson (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Easement for a stream across the Property.

3. Easement for right-of-way to AT&T of record in Book 1181, page 564, Register's Office for said County.

This is improved property, known as Mt. View Road, Route 2, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this transfer is $725,000.00.]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this 22 day of January, 1982.]
[ ]
[Notary Public]
[My commission Expires: 1/2/85]

01/22 1982 9:57 CHEX

3025

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said 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 as set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of January, 1982.

Beulah Morgan
BEULAH MORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Beulah Morgan, the 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 official seal at Nashville, Tennessee, this 22nd day of January, 1982.

Shirley Albright Fitchett
Notary Public

My Commission Expires: 1-22-84

EXHIBIT A

Being a parcel of land in the 2nd, formerly the 5th, Civil District, Nashville, Davidson County, Tenn., located southeast of Bell Road, east and north of Mt. View Road and west of Baby Ruth Lane, more particularly described as follows:

Beginning at an iron rod in the southwesterly line of Robert T. Cochran, as recorded in Book 3400, Page 277, said point being located S 15° 34' E, 298.34 feet from Cochran's southwest corner on the southeast right-of-way of Bell Road;

Thence, S 45° 30' E, 282.62 feet to an iron rod;

Thence, S 79° 17' E, 293.02 feet to an iron rod;

Thence, N 80° 00' E, 224.34 feet to an iron rod;

Thence, S 24° 58' E, 378.04 feet to a 24" oak tree;

Thence, S 27° 13' E, 227.26 feet to an iron pipe;

Thence, S 51° 36' E, 685.48 feet to an iron pipe;

Thence, S 67° 49' E, 261.63 feet to an iron rod, being a point in the westerly margin of Morrell Driggers, et ux, as recorded in Book 5607, Page 310;

Thence, with the west line of Driggers and Mary Jane Gentry, S 09° 50' W, 313.86 feet to a fence corner;

Thence, S 27° 58' E, 47.57 feet to an iron rod;

Thence, with the west line of James E. Gee, et ux, as recorded in Book 5666, Page 74, S 06° 26' E, 321.57 feet;

Thence, S 06° 45' W, 373.76 feet to a point in the north margin of Mt. View Road;

Thence, with said Road, N 67° 15' 41" W, 866.49 feet to a point in the center of a branch;

Thence, upstream with said branch, N 37° 03' E, 53.32 feet;

Thence, N 16° 10' W, 32.30 feet;

Thence, N 43° 51' E, 113.67 feet;

Thence, N 22° 47' E, 158.91 feet;

Thence, N 62° 09' E, 164.09 feet;

Thence, N 52° 59' E, 104.22 feet;

Thence, N 46° 51' E, 61.40 feet;

Thence, leaving said branch, N 73° 38' W, 65.77 feet to an 8" cedar post;

Thence, N 82° 06' W, 37.33 feet to a 24" stump;

Thence, N 85° 10' W, 200.47 feet to a 6" cedar post;

Thence, N 86° 34' W, 1,264.10 feet to a fence corner in the north margin of Mt. View Road;

Thence, with said road with a curve to the right having a central angle of 08° 30' 59", a radius of 578.05 feet, a chord length of 85.84 feet, bearing N 30° 36' W, and a curve length of 85.92 feet;

Thence, N 26° 20' 31" W, 238.70 feet;

Thence, with a curve to the right having a central angle of 27° 38' 07", a radius of 740.74 feet, a chord length of 353.82 feet, bearing N 12° 31' 27" W, and a curve length of 357.28 feet;

Thence, N 01° 17' 39" E, 178.09 feet;

Thence, with a curve to the left having a central angle of 12° 02' 58", a radius of 596.81 feet, a chord length of 124.59 feet, bearing N 04° 43' 50" W, and a curve length of 125.51 feet to an old iron rod;

Thence, leaving Mt. View Road, N 69° 45' E, 395.60 feet;

Thence, N 20° 15' W, 220.0 feet;

Thence, S 69° 45' W, 183.33 feet;

Thence, N 00° 39' E, 57.19 feet to the southwest corner of J. H. Morgan, Jr.;

Thence, with the south line of J. H. Morgan, Jr., N 69° 51' E, 339.84 feet to the point of beginning.

Containing 54.13 acres, more or less.

Being part of the same property conveyed to John H. Morgan by deeds from Sam J. Morgan and wife of record in Book 519, page 383, and in Book 838, page 635, Register's Office for said County, the said John H. Morgan having conveyed his interest to himself and his wife, Beulah Morgan, as tenants by the entireties by deed of record in Book 2997, page 304, said Register's Office, the said John H. Morgan having since died.

RUSH

IDENTIF. REFERENCE

JAN 22 4 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G76802

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5843 PAGE 949

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
			725000.00- CO	
			1865.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1897.50-	
9006A01/22/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76802

IDENTIF. REFERENCE

JAN 22 4 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863682