THIS INSTRUMENT PREPARED BY:
BARRETT B. SUTTON, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE TN 37203

WARRANTY DEED

BOOK 5945 PAGE 200

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREEMAN PUBLIC PROPERTIES, (NAME)	SAME (NAME)	Map 86-1
INC. (NAME)	(NAME)	Par. 49
2517 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB#4D 32790
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of SEVENTY-FIVE THOUSAND AND NO/100 ($75,000.00) ---------- DOLLARS, receipt of which is hereby acknowledged, TENNESSEE TRUST COMPANY, TRUSTEE, for the benefit of BMD Joint Venture, with full power and authority to sell, assign, mortgage, or encumber without joinder of any beneficiary,

hereinafter referred to as "Grantor," does hereby transfer and convey unto FREEMAN PUBLIC PROPERTIES, INC., a Tennessee corporation, hereinafter referred to as "Grantee," its successors and assigns, certain land located and lying in Davidson County, Tennessee, being described as follows:

PART of two tracts of land in the 4th Civil District of Davidson County, Tennessee, described by survey of Willie B. Granstaff dated June 11, 1972, as follows:

TRACTS 1 and 2 on said survey began at an iron pin at the westerly corner of the property conveyed to Chevron Oil Company by deed from Bob Freeman, Trustee, of record in Book 4463, Page 766, Register's Office for Davidson County, Tennessee, said pin being on the northeasterly right of way line of Hickory Hill Lane; thence with the northeasterly right of way line of Hickory Hill Lane N 45° 15' W 209.75 feet to an iron pin at the beginning of a curve to the right with a radius 837.75 feet; thence with said curve and said right of way line 197.15 feet to an iron pin at the beginning of a curve to the right with a radius of 856.33 feet; thence with said curve and said right of way line 81.36 feet to an iron pin; thence leaving said right of way line with the southerly line of Stones River Estate Section One; N 65° 20' E 80 feet to an iron pin; and N 45° 19' E 93.10 feet to a concrete monument at the corner of Martin Theatres of GA; thence with the southerly line of Martin Theatres S 87° 43' E 277.78 feet to a concrete monument; thence S 43° 28' E 200 feet to an iron pin at a corner with First & Mid South Advisory Company; thence S 44° 54' W 70 feet to an iron pin; thence S 43° 28' E 200 feet to an iron pin on the northerly right of way line of Lebanon Road (U. S. Hwy 70 N); thence N 45° 06' W 150 feet with the Pizza Huts northeasterly line to an iron pin; thence S 44° 54' W 100.27 feet to an iron pin at the northerly corner of the Chevron Oil Co., Property; thence with Chevron's northwesterly line S 44° 54' W 220.05 feet to the point of beginning and containing 3.63 acres, more or less.

THIS CONVEYANCE IS SUBJECT TO: an Easement Grant dated May 8, 1980, by Freeman & Hurd Joint Venture to Vadborn Realty Corp., a Tennessee corporation, which Easement Grant is of record in Book 5628, Page 748, Register's Office for Davidson County, Tennessee; and

SUBJECT TO: the option rights of Chevron Oil Company contained in a Deed of record in Book 4463, Page 766, said Register's Office. All of Grantor's rights under said Easement Grant and under the instrument conveying the option rights of Chevron Oil Company are hereby conveyed to Grantee.

(Continued on Exhibit "A")

THIS CONVEYANCE IS SUBJECT TO all easements, deeds of trust, assignments, leases, and other instruments of record affecting the property.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor covenants with the said Grantee that it is lawfully seized and

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