This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Hillsboro Place Corp.
Suite 111, 4525 Harding Rd.
Nashville, Tn. 37205

Send Tax Bills to:
Same

Map: 117-3
Parcel: 133 and part of 132
Field Book: 7DA-26070
part of 7DA-26025

WARRANTY DEED

BOOK 6103 PAGE 365

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HILLSBORO LAND, LTD., a Georgia limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HILLSBORO PLACE CORP., a Tennessee corporation, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

That certain tract or parcel of land located in the First Civil District of Metropolitan, Nashville, Davidson County, Tennessee, which property is more particularly described on Exhibit A attached hereto, and incorporated herein.

This conveyance is made subject to:

(1) Taxes for 1983, which taxes have been prorated and assumed by the Grantee.

(2) Anchor easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5870, page 33, Register's Office for Davidson County, Tennessee.

(3) Easement for sanitary sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.

(4) Easement for access roads or driveways and for parking of record in Book 4240, page 209, and Book 5221, page 681, Register's Office for Davidson County, Tennessee.

(5) Permanent easements for the construction and maintenance of underground sanitary sewers of record in Book 4633, page 468, and in Book 4653, page 915, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 1983.

HILLSBORO LAND, LTD.,
a limited partnership

By: J. M. Dickinson
J. M. DICKINSON, General Partner

STATE OF Tennessee)

COUNTY OF Davidson)

BOOK 6103 PAGE 366

Before me, JACK F. KING JR., a Notary Public in and for the County and State aforesaid, personally appeared J. M. DICKINSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of HILLSBORO LAND LTD., the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 27th day of July, 1983.

Jack F. King Jr.
Notary Public

JACK F. KING JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

April 22, 1984

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Jack H. Dalton
Affiant

Subscribed and sworn to before me, this 27 day of July, 1983.

Jack F. King Jr.
Notary Public

My Commission Expires: April 22, 1984

JACK F. KING JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee, and being Parcel 133 on Tax Map 117-3 and a part of Parcel 132 on Tax Map 117-3 and being more particularly described together according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated June 24, 1983, as follows:

Beginning at an iron pin set at the intersection of the northerly R.O.W. line of Lombardy Avenue and the easterly R.O.W. line (as widened) of Hillsboro Road; thence,

1. With the easterly R.O.W. line (as widened) of Hillsboro Road North 26° 20' 30" East 32.96 feet to an iron pin set; thence,

2. With off set in R.O.W. South 63° 39' 30" East 10.00 feet to an iron pin set at the end of Access Controll as shown on plans for I-440; thence,

3. Continuing with the easterly R.O.W. line (Controlled Access) Hillsboro Road (as widened) North 26° 20' 30" East 327.98 feet to an existing concrete highway monument at the intersection of the easterly R.O.W. line of Hillsboro Road and the southerly R.O.W. line of I-440; thence,

4. With the southerly R.O.W. line of I-440 North 66° 30' 12" East 70.58 feet to an existing concrete highway monument; thence,

5. Continuing with the southerly R.O.W. line of I-440 South 80° 27' 19" East 153.03 feet to an existing concrete highway monument; thence,

6. Leaving the southerly R.O.W. line of I-440 and with a line severing the property of which this is a part South 00° 05' 00" West 39.12 feet to an iron pin set; thence,

7. Continuing with severance line South 36° 53' 47" East 57.54 feet to an iron pin set; thence,

8. Continuing with severance line (in part) and passing the end of a 50 foot access road at 55.1 feet and continuing with the westerly R.O.W. of said 50 foot access road (in part) South 26° 45' 00" West a total of 160.97 feet to an iron pin set; thence,

9. Continuing with the westerly R.O.W. line of a 50 foot access road as set out in Deed Book 4653, Page 915, R.O.D.C. Tenn., and with a curve to the left, (radius 225.00 feet) southerly a distance of 131.16 feet to an iron pin set and having a chord bearing and distance of South 10° 03' 00" West 129.312 feet; thence,

10. Continuing with the westerly R.O.W. line of access road South 6° 39' 00" East 25.00 feet to an iron pin set at the beginning of a curve; thence,

11. With said curve to the right (radius 125.00 feet) southwesterly a distance of 98.59 feet to an existing iron pin and having a chord bearing and distance of South 15° 56' 46" West 96.058 feet; thence,

12. With a curve to the right (radius 25.00 feet) southwesterly a distance of 39.69 feet to an existing iron pin on the northerly R.O.W. line of Lombardy Avenue and having a chord bearing and distance of South 84° 01' 11" West 35.649 feet; thence,

13. With the northerly R.O.W. line of Lombardy Avenue with a curve to the left (radius 966.82 feet) northwesterly a distance of 308.75 feet to the point of beginning and having a chord bearing and distance of North 59° 39' 05.5" West 307.440 feet and containing 120,053 square feet or 2.756 acres.

Being part of Tract "A" and all of Tract "B" in Deed to Hillsboro Land, Ltd. from Hillsboro Land Co., Inc. recorded in Book 4659, Page 520, Register's Office for Davidson County, Tennessee.

3080 07/27 1639.50- CHECK

RUSH

IDENTIF. REFERENCE

JUL 27 | 40 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

H 6 3 1 2 0

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6103 PAGE 369

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

625000.00- CO
1625.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 1637.50-
5088A07/27/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 1 2 0

IDENTIF. REFERENCE

JUL 27 1 46 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966737