John W. Kelley, Jr.
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Club Properties, Inc. (NAME)	Club Properties, Inc. (NAME)	9D-400 142-17
47 Perimeter Center East Suite 106 (STREET ADDRESS OR ROUTE NUMBER)	47 Perimeter Center East Suite 106 (STREET ADDRESS)	9D-56660 142-147
Atlanta, Ga. 30346 (CITY) (P. O. ZONE) (STATE)	Atlanta, GA. 30346 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 * * * * * * * * * * * * * * * * *
* *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6303 PAGE 988

127350

IDENTIF. REFERENCE

JUN 5 3 13 PM '84

RUSH

MARY M. BURNS, unmarried, WILLIAM LEO BURNS and wife, MARY JO BURNS

have bargained and sold, and by these presents do transfer and convey unto the said CLUB PROPERTIES, INC., a Georgia corporation

its successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF

AS SCHEDULE "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

The actual consideration or value whichever is greater, for this transfer is $ 1,100,000.00

Subscribed and sworn to before me, this the 6th day of June 1984

B. K. U. H. Pres. Club Properties Inc
Affiant

My commission expires: 4-20-86 (Affix Seal)

Mary Ann Kelley
Notary Public

This is ~~unimproved~~ improved property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLUB PROPERTIES, INC., a Georgia corporation, its successors and ~~heirs and~~ *assigns, forever.*

And we *do covenant with the said* CLUB PROPERTIES, INC., a Georgia corporation *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, Except for Sewer easement of record in Book 5222, page 742 and right of way easement of record in Book 5013, page 26, Register's Office.

And we, MARY M. BURNS, WILLIAM LEO BURNS and wife, MARY JO BURNS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* CLUB PROPERTIES, INC., a Georgia corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* June, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary M. Burns
Mary M. Burns

William Leo Burns
William Leo Burns

Mary Jo Burns
Mary Jo Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* Mary M. Burns, unmarried, William Leo Burns and wife, Mary Jo Burns 6309 990

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *, Tennessee, this* 6th *day of* June *, 19* 84

Mary Ann Selley *, Notary Public.*

Commission Expires 1-20-86

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor..... *, with whom I am personally acquainted, and who acknowledged that* .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *, this* .....
day of ..... *, 19* .....

..... *, Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *, the within named bargainor, a corporation, and that* .....*he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *,*
this .....*day of* ..... *, 19* .....

.....
Notary Public

Commission Expires .....

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WARRANTY DEED

FROM

MARY M. BURNS. ET AL

TO

CLUB PROPERTIES, INC.,

a Georgia corporation

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return To: Box 36

SCHEDULE "A"

Being a tract of Land in the Second Civil District of Nashville, Davidson County, Tennessee located at the northeast intersection of U.S. Highway 70 S with Hicks Road and being more particularly described according to a survey made by Cumberland Tectonics, Inc., dated April 13, 1984, revised May 22, 1984, as follows:

Beginning at a concrete monument in the North R.O.W. margin of U.S. Highway 70 S, said monument being located approximately 900 feet West of the intersection of Hicks Road with Highway 70 S, said monument also being the Southeast corner of the Dorris E. Ryan property as of record in Deed Book 4910, page 383;

Thence, leaving Highway 70 S and with Ryan's East boundary N 01° 57' 20" E, 396.61 feet to an iron pin, said pin being the Northeast corner of the Ryan property;

Thence, with Ryan's North boundary N 89° 00' 56" W, 210 feet to a car axle being in the East margin of the Paul W. Gaddes property as of record in Deed Book 3674, page 383, and being the Northwest corner of said Dorris E. Ryan property;

Thence, with Gaddes' East boundary, N 2° 41' 06" E, 415.26 feet to an iron pin, said pin being a common corner between the Gaddes property and the Walnut Hills Subdivision, Lot 381, as of record in Plat Book 4460, page 108;

Thence, with the lot 381 East boundary and crossing the Cavalier Road 50 foot R.O.W., N 02° 33' 23" E, 205.42 feet to a concrete monument being the Northeast corner of the Cavalier Road East terminus and the Southeast corner of Walnut Hills Lot 380;

Thence, with the East boundary of Walnut Hills Lot 380, Lot 376, and Lot 375, N 02° 49' 45" E, 460.23 feet to a concrete monument, said monument being the Northeast corner of Walnut Hills Lot 375 and the Southeast corner of the East terminums of Wagon Drive;

Thence, crossing the R.O.W. of Wagon Drive, N 02° 54' 37" E, 50.43 feet to a concrete monument, said monument being the Northeast corner of the East terminums of Wagon Drive, and the Southeast corner of Walnut Hills Lot 374;

Thence, with the East boundary of Walnut Hills Lot 374, N 01° 40' 46" E, 300.12 feet to an iron pin, said pin being a common corner between Walnut Hills Lot 374 and Walnut Hills Lot 349;

Thence, with the Eastern boundary of Walnut Hills Lot 349, N 02° 35' 20" E, 284.37 feet to an iron pin, said pin being a common corner between Walnut Hills Lot 349 and the Howard Marchant Property as of record in Deed Book 5271, page 70;

Thence, leaving the Walnut Hills Subdivision East boundary and with Marchant's East boundary N 02° 04' 06" E, 390.17 feet to a point;

Thence, continuing with Marchant's East boundary and crossing the South margin of Hicks Road, N 03° 26' 07" E, 122.25 feet to a railroad spike in the centerline of Hicks Road;

Thence, with the centerline of Hicks Road and with a curve to the right having a central angle of 38° 30' 52", a radius of 502.79 feet and a curve length of 337.98 feet to a point;

Thence, S 40° 02' 17" E, 166.39 feet to a point;

Thence, with a curve to the left having a central angle of 17° 18' 17" a radius of 832.41 feet and a curve length of 251.40 feet to a point;

Thence, S 57° 18' 34" E, 139.96 feet to a point;

Thence, with a curve to the right having a central angle of 55° 18' 24" a radius of 535.05 feet and a curve length of 516.47 feet to a point;

Thence, continuing with the centerline of Hicks Road, S 01° 52' 32" E, 151.76 feet to a point;

Thence, with a curve to the left having a central angle of 13° 17' 18" a radius of 858.36 feet and a curve length of 199.08 feet to a point;

Thence, S 15° 16' 50" E, 331.27 feet to a point;

Thence, with a curve to the right having a central angle of 20° 37' 36" a radius of 974.31 feet and a curve length of 350.76 feet to a point;

Thence, S 05° 16' 51" W, 522.68 feet to a point;

Thence, leaving the centerline of Hicks Road N 84° 36' 22" W, 25.00 feet to a point in the West margin of the 50 foot R.O.W. of Hicks Road;

Thence, leaving the West margin of Hicks Road R.O.W., S 31° 44' 17" W, 68.94 feet to a point, said point being in the North margin of the U.S. Highway 70 S 84 foot wide R.O.W.;

Thence, with said North margin, S 86° 07' 18" W, 891.50 feet to the point of beginning;

Containing 53.44 acres (2,328,064 S.F.) more or less.

Included in the legal description is a small rectangular shaped tract designated on this survey as Tract A. Tract A being the same tract as conveyed to William Burns from James L. Burns, et ux, as of record in Book 5449, page 467, R.O.D.C.

Being the same property conveyed to William Leo Burns and wife, Mary Jo Burns, by deed from James L. Burns and wife, Ann Burns, as of record in Book 5449, page 467, Register's Office for said County, as to Tract "A" and the same property conveyed to William Burns and wife, Mary M. Burns, by Quitclaim Deed from A. T. Levine, Jr., Trustee, as of record in Book 4550, page 342, Register's Office for said County, the same William Burns having since died, as to Tract "B".

This property is shown on Subdivision Plat as of record in Book 6250, page 26, Register's Office for said County, and is conveyed subject to a 25 foot right of way dedication along Hicks Road, as shown on the aforesaid Subdivision Plat.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6309 PAGE 993

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1,100,000.00 CON
2860.00 CSTAX
.50 PRFEE
15.00 MDEED
CHECK 2875.50-
2881A06/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 3 5 0

IDENTIF. REFERENCE

JUN 6 3 13 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0042246