This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Sam D. Hodges, III, Trustee 323 Union Street Nashville, Tennessee 37201	SAME	Map 162 Parcel 14

BOOK 6468 PAGE 537

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, CONSOLIDATED DEVELOPMENT, INC., has bargained and sold, and by these presents does transfer and convey unto the said SAM D. HODGES, III, Trustee with full power to sell, convey, mortgage, transfer and assign without joinder of any beneficiary, his heirs, successors, representatives and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam D. Hodges, III, Trustee with full power to sell, convey, mortgage, transfer and assign without joinder of any beneficiary, his heirs, successors, representatives and assigns, forever.

And Consolidated Development, Inc., does covenant with the said Grantee that it 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 current year property taxes and except as of record.

And Consolidated Development, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Sam D. Hodges, III, Trustee with full power to sell, convey, mortgage, transfer and assign without joinder of any beneficiary, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of December, 1984.

CONSOLIDATED DEVELOPMENT, INC.

BY: _____

Title: Pres

1:7:48:42

IDENTIF. REFERENCE

JAN 4 2 48 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

$32.50 CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sam D. Hodges
Affiant

Subscribed and sworn to before me,
this 21st day of December, 1984.

Notary Public
NOTARY PUBLIC
My Commission Expires: 10/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared J. C. Summers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of CONSOLIDATED DEVELOPMENT, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 1984.

Linda Cantrell
NOTARY PUBLIC

My Commission Expires: 10/20/85

EXHIBIT "A"

A tract of land in the First Civil District of Davidson County, Tennessee, being Parcel No. 14 on Property Map No. 162, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Blue Hole Road, said pin being a distance of 25.25' from a concrete monument in the common property line of the Metro Board of Education and property owned by Consolidated Development Corporation, and running the following courses and distances:

1. North 86-29° West a distance of 598.09' to an iron pin; thence
2. South 3°-58' East a distance of 360.81' to a concrete monument in the easterly right-of-way of Interstate Highway 24; thence,
3. Along the right-of-way of Interstate Highway 24, North 43°-06' West a distance of 1711.73' to a concrete right-of-way marker; thence,
4. Leaving the easterly right-of-way of Interstate Highway 24 and running South 87°-17' East a distance of 318' to an iron pin; thence,
5. North 89°-11' East a distance of 437.7' to a chiseled cross in the centerline of a creek; thence,
6. North 0°-52' West a distance of 58.86' to a PK nail in the centerline of a small bridge; thence,
7. North 70°-15' East a distance of 820' to the centerline of Mill Creek; a witness monument is located on this line South 70°-15' West a distance of 100' from the centerline of Mill Creek; thence,
8. Along the centerline of Mill Creek a distance of 210' to a point in the right-of-way of Blue Hole Road; thence,
9. South 15°-38' West a distance of 150.35' to an iron pin; a witness pin has been located 75' from the centerline of Mill Creek on this bearing and distance; thence,
10. With a curve to the left having a radius of 822.00', a distance of 305.82' to an iron pin; thence,
11. South 5°-41' East along the right-of-way of Blue Hole Road, a distance of 768.38' to an iron pin, which is the point of beginning. Said tract contains 32.02 acres, more or less, as per survey by Turner Engineering Company dated December 20, 1984 and being our Job No. 49-60, W.O. 5839.

Being part of the same property conveyed to Consolidated Developments, Inc., a Tennessee Corporation (Consolidated Developments, Inc. and Consolidated Development, Inc. being one and the same) by deed from W. E. Richardson, Jr., Trustee, of record in Book 3612, page 37, Register's Office for Davidson County, Tennessee.

Included in the above acreage are two easements for sewers:

Easement No. 1:

Beginning at a point in the common line between Metro Board of Education and Consolidated Development Corporation, said point being North 429.2'± from the point of beginning of the survey; thence,

1. Running with the centerline of said easement, North 5°-41" West a distance of 788' to a point. This easement calls for 10' to be furnished on either side of the centerline; thence,

EXHIBIT "A" con't

2. North 89°-26' West a distance of 164.3' to a point; thence,

3. North 47°-45' West a distance of 294.7' to a point in the centerline of an old gravel road and the common property line between Consolidated Development Corporation and the Moss property. This easement was originally deeded to Radnor Utility District but has since been taken over by Metro.

Easement No. 2:

An additional easement was furnished adjacent to the centerline of Mill Creek and is described more fully as follows:

Beginning at a point which is South 15°-38' West a distance of approximately 112.5' from the centerline of Mill Creek; thence,

1. North 59°-25' West a distance of 245' to a point; thence,

2. North 69°-05' West a distance of 27' to the property line between Consolidated Development Corporation and the Moss property, and approximately 66' southwest of the centerline of Mill Creek. This easement calls for 10' on either side of the centerline and is recorded in Book 4264, Page 909, R.O.D.C.

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 541

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
			200000.00-	CAMT.
			520.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 532.50-
			1211A01/04/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 8 4 2

IDENTIF. REFERENCE

JAN 4 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98900