Fld 4

wwel70:04/04/85

FROM: F. Miles Ezell, Sr. & wife, Estelle T. Ezell
TO: Lakeview Associates

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Lakeview Associates
c/o Carroll & Eakin Developers
Suite 240, 565 Marriott Drive
Nashville, TN 37210

Send Tax Bills to: Same

Map-Parcel No. 95-16;18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 907,730.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 1985.

Notary Public

My Comm. Expires: 10/24/88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, F. Miles Ezell, Sr. and wife, Estelle T. Ezell, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Lakeview Associates, a Tennessee general partnership composed of Jerry L. Carroll and John W. Eakin, herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property known as 2700 Elm Hill Pike.

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, its successors, heirs, and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the

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singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 11 day of April, 1985.

F. Miles Ezell

F. MILES EZELL, SR.

Estelle T. Ezell

ESTELLE T. EZELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda A. Estes, a Notary Public in and for said County and State, the within named F. Miles Ezell, Sr. and wife, Estelle T. Ezell, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 11th day of April, 1985.

Linda A. Estes

NOTARY PUBLIC

My Commission Expires: 11-1-87

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IDENTIF. REFERENCE

APR 12 11 07 AM '85

PELHAM CONSOLIDATED REGISTER
DAVIDSON COUNTY, TN

wwel67;04/04/85

EXHIBIT A

Land in the First Civil District, Nashville, Davidson County, Tennessee, located on the north side of Elm Hill Pike and being 264.20 feet, more or less, east of Emery Drive at the terminus of its curve into Elm Hill Pike, and being more particularly described according to a survey prepared by Barge, Waggoner, Sumner & Canon, Engineers - Planners, dated February 4, 1985, and revised February 6, 1985, as follows:

BEGINNING at a point in the northly margin of Elm Hill Pike, said point being 264.20 feet, more or less, east of Emery Drive at its intersection at the end of its curve into Elm Hill Pike; said point being southwest corner of herein described tract and the southeast corner of James W. Withers of record in Book 2017, page 451, R.O.D.C.; thence leaving said margin, with Withers east line, N 01° 30' 07" E, 165.28 feet to a point at the southeast corner of Lot No. 29 of Lakeland Subdivision of record in Book 2133, page 15, R.O.D.C.; thence, with said Subdivision, N 02° 12' 40" E, 506.85 feet to a point at the southwest corner of Paul M. Dillingham of record in Book 4315, page 742, R.O.D.C.; thence, with Dillingham's south line, S 89° 35' 40" E, 200.00 feet to an iron pin at Dillingham's southeast corner; thence, with Dillingham's east line N 00° 11' 03" E, 158.00 feet to a point in Allen Thomas south line of record in Book 2590, page 325, R.O.D.C.; thence, with Thomas south line, S 87° 54' 38" E, 71.00 feet to a point; thence, with Thomas east line, N 26° 46' 58" W, 119.54 feet to a point; thence, N 34° 57' W, 150.00 feet to a point in the southerly margin of Lakeland Drive; thence, with said southerly margin and a curve to the left having a central angle of 12° 40' 33" and a radius of 228.00 feet for a distance of 50.44 feet to a concrete monument at the northwest corner of Lot No. 1 of Martinwood Heights Subdivision, of record in Book 2133, page 63, R.O.D.C.; thence, leaving said margin of Lakeland Drive, S 34° 57' E, 150 24. feet to a concrete monument; thence, N 86° 08' 17" E, 26.35 feet to a concrete monument; thence, N 57° 33' 49" E, 426.59 feet to a concrete monument; thence S 76° 34' 33" E, 90.37 feet to a concrete monument at the northwest corner of Lot No. 31 of Perry Heights Subdivision, of record in Book 2900, page 18, R.O.D.C.; thence, with west line of said Subdivision, S 19° 03' 20" E, 635.86 feet to an iron pin at the northwest corner of Miles Ezell, Jr., of record in Book 3249, page 31, R.O.D.C.; thence, with Ezell's west line, S 10° 23' 42" E, 550.20 feet to a point in the northerly margin of Elm Hill Pike; thence, in a westerly direction with said margin and a curve to the left having a central angle of 01° 18' 14" and a radius of 994.93 feet for a distance of 22.64 feet to a point; thence, S 85° 14' 53" W, 327.11 feet to a point; thence, with a curve to the right having a central angle of 6° 43' and a radius of 2824.78 feet for a distance of 331.14 feet to a point; thence, N 88° 02' 07" W, 387.84 feet to the point of beginning, containing 930,759 square feet or 21.37 acres, more or less.

BEING part of the property conveyed to F. Miles Ezell, as to a 1/3 interest, by deed from Stanley W. Ezell and wife, Frances Swafford Ezell, of record in Book 1715, page 333, Register's Office for Davidson County, Tennessee; being part of the same property conveyed to F. Miles Ezell, as to a 2/3 interest, by deed from John W. Ezell, Sr., and Katheryn L. Ezell, of record in Book 2590, page 351, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Estelle T. Ezell to create an estate by the entireties, by deed from F. Miles Ezell, of record in Book 2590, page 311, Register's Office for Davidson County, Tennessee; and being property conveyed to Estelle T. Ezell, by deed from Stanley W. Ezell, John W. Ezell, Sr., and Katheryn L. Ezell, of record in Book 3249, page 28, Register's Office for Davidson County, Tennessee.

Subject to the following permitted exceptions:

1. Metro taxes for 1985, which have prorated and assumed by Grantee;

2. Sanitary Sewers and/or Storm drainage easement and two 10' temporary construction easements conveyed by deed from Estelle T. Ezell, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 27, 1969, of record in Book 4365, page 649, Register's Office for Davidson County, Tennessee;

3. Sanitary Sewers and/or Storm drainage easement and 30' and 10' temporary construction easements conveyed by deed from F. Miles Ezell and Estelle T. Ezell, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated December 12, 1972, of record in Book 4671, page 267, Register's Office for Davidson County, Tennessee. Ezell;

4. Drainage easement conveyed by deed from Estelle T. Ezell to Metropolitan Government of Nashville and Davidson County, dated May 1, 1975, of record in Book 4908, page 950, Register's Office for Davidson County, Tennessee. NOTE: Said deed is not executed by the spouse, if any, of Estelle T. Ezell.

5. Septic Tank and Overflow field easement conveyed by deed from Estelle T. Ezell, to Paul M. Dillingham and wife, Catherine E. Dillingham, dated March 5, 1969, of record in Book 4316, page 362, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____ BOOK 6672 PAGE 319

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
			907730.00- CAMT.	
			2360.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2372.52-	
			7664A04/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 12 11 07 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 124511