Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Lincoln Brentwood Downs Associates, Ltd. One Maryland Farms, Suite 350 Brentwood, TN 37027	Same	Map 161 Parcel 57
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198002, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Lannie L. Boswell and wife, Doris L. Boswell (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Lincoln Brentwood Downs Associates, Ltd., a Tennessee limited partnership, (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 1985.

Notary Public
My Commission Expires: 4/17/88

275

2. Easement for flow of creek as shown on the survey made by MCI Consulting Engineers, Inc., dated March 1, 1985.

3. Rights of others, if any, in and to the 25-foot easement along the northerly property line as shown on the survey made by MCI Consulting Engineers, Inc., dated March 1, 1985.

This is improved property, known as 5520 Edmondson Pike, Nashville, Tennessee.

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 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 except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that Grantors make no warranties as to the twenty-five (25) foot strip of land along the northern boundary of subject property as shown on the survey of MCI Consulting Engineers, Inc., dated March 1, 1985.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 22 day of April, 1985.

Lannie L. Boswell

Doris L. Boswell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said County and State, the within named Lannie L. Boswell and wife, Doris L. Boswell, the bargainors, 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 official seal at Nashville, Tennessee, this 22nd day of April, 1985.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 4/17/88

EXHIBIT "A"

Land in the Thirty-Second (32nd) Councilmanic District of Davidson County, Tennessee, being part of Lots Nos. 1, 3 and all of Lots Nos. 2, 4 and 5 on the Map of the Partition of the lands of Thomas Cunningham, deceased, as of record in Plan Book No. 2, page 180, Chancery Court of Nashville, Davidson County, Tennessee, described according to a survey made by MCI Consulting Engineers, Inc., dated March 1, 1985, as follows:

Beginning at an iron rod in the easterly right-of-way of Edmondson Pike, formerly called Owen Winstead Pike, said point being South 03°20'57" West 180.39 feet from a concrete monument; thence leaving said point with Charles D. Warren southern boundary South 85°57'11" East 811.78 feet to an iron rod; thence with Warren's east boundary line North 02°26'57" East 179.60 feet to an iron rod; thence with southern boundary lines of Bradley, Oldham and Hicks South 85°53'35" East 1357.04 feet to an iron road; thence with Rucker's westerly boundary South 04°37'51" West 544.77 feet to an iron rod; thence with First Christian Reformed Church's northerly boundary North 85°46'30" West 583.32 feet to an iron rod; thence with Margaret K. Winston northerly boundary line North 85°15'12" West 336.20 feet to an iron rod; thence with Stanfill and Peppers northerly boundary North 87°09'16" West 309.42 feet to an iron rod; thence continuing with said line North 82°58'46" West 59.38 feet to an iron rod; thence North 85°16'35" West 157.13 feet to an iron rod; thence North 86°27'51" West 404.15 feet to an iron rod; thence North 86°36'52" West 263.57 feet to an iron rod in the easterly right-of-way of Edmondson Pike; thence with the easterly right-of-way of Edmondson Pike with a curve having a radius of 1407.39 feet, an arc length of 339.80 feet, a chord bearing and distance of North 86°39'06" West 338.98 feet to an iron rod in said easterly right-of-way; thence continuing with said right-of-way North 03°20'57" East 32.93 feet to an iron rod to the point of beginning containing 23.52 acres, more or less.

Being the same property conveyed to Lannie L. Boswell and wife, Doris L. Boswell, by deed from Maudleen Holeman and Roy C. Hill, Co-Administrators of the Estate of Mary Jo Hill, et.al., of record in Book 5102, page 89, Register's Office for Davidson County, Tennessee.

I 9 8 4 2 5

IDENTIF. REFERENCE

APR 22 4 11 PM '85

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6538 PAGE 614

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

730000.00- CAMT.
1898.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1910.50-
0275404/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 4 2 5

IDENTIF. REFERENCE

APR 22 4 11 PM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127152