GRFjr/sw;5/30/85
Revised 6/10/85;6/11/85

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Cedar Crest, Limited Suite 725 Vanderbilt Plaza Nashville, TN 37203	Same	Map 114 Parcel 145

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and No/100 Dollars ($200,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JACK S. DUGGER, SR. and wife, JEAN F. DUGGER and JACK S. DUGGER, JR. and wife, LEYDONNA H. DUGGER ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto CEDAR CREST, LIMITED, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of July, 1985

Notary Public

My Commission Expires: 1-10-89

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

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

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 5th day of July, 1985.

GRANTORS

Jack S. Dugger, Sr.

Jean F. Dugger

Jack S. Dugger, Jr.
By: Jack S. Dugger, Sr., Atty-In-Fact

Leydonna H. Dugger
By: Jack S. Dugger, Sr., Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, George R. Fisher, Jr., a Notary Public in and for said County and State, JACK S. DUGGER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on the behalf of JACK S. DUGGER, JR. and wife, LEYDONNA H. DUGGER, and who acknowledged that he executed the same as the free act and deed of said JACK S. DUGGER, JR. and wife, LEYDONNA H. DUGGER.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 5th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, George R. Fisher, Jr., a Notary Public of said County and State, JACK S. DUGGER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of July, 1985.

Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, George R. Fisher, Jr., a Notary Public of said County and State, JEAN F. DUGGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at Office, this 5th day of July, 1985.

Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

Property Description

Being a tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, lying on the South side of Charlotte Pike.

Beginning at an iron pin in the Southerly margin of Charlotte Pike being North of centerline of the intersection of Old Hickory Boulevard and Charlotte Pike a distance of 1,224.5 feet more or less and being more particularly described as follows:

Thence; North 45 degrees 53 minutes 38 seconds East 659.00 feet, along the Southerly margin of Charlotte Pike to an iron pin: Thence; leaving the Southerly margin of Charlotte Pike, South 27 degrees 06 minutes 02 seconds East, 1,342.03 feet, to an iron pin in the Northern R. O. W. of Interstate 40 West.: Thence; with said Northerly R. O. W. of I-40 West, South 43 degrees 14 minutes 13 seconds West, 910.19 feet to an iron pin: Thence; leaving said Northerly R. O. W. of I-40 West, North 18 degrees 14 minutes 12 seconds West, 1,473.03 feet to an iron pin in the Southerly margin of Charlotte Pike which is the point of beginning.

Containing 23.23 Acres more or less, according to the survey of Thomas & Miler dated June 6, 1985, Job Number 8522.

BEING the same property conveyed to Grantors by Deed of Bruce Purcell and wife, Joyce Purcell, R & L Investment Company and W. G. Bush and Company, of record in Book 5291, page 303, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1985 real property taxes which shall be prorated and assumed by the Grantees.

2. Lack of direct access to and from Interstate 40.

J 1:8 6:7.8

IDENTIF. REFERENCE

JUL 9 2 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6599 PAGE 885

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- BAIT.	
			520.00 COTAX	
			.50 PRFEE	
			15.00 MISC	
			CHECK	535.50-
5163A07/05/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 6:7.8

IDENTIF. REFERENCE

JUL 5 2 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151432