File 37

BOOK 6508 PAGE 769

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Lincoln Brentwood Downs Associates, Ltd. One Maryland Farms Suite 350 Brentwood, TN 37027	Same	161 part of 71

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Seretha Rucker Oldham (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Lincoln Brentwood Downs Associates, Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's 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 $175,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 1985.

Notary Public
My Commission Expires: 10/8/86

2. An easement for flow of creek along the easterly boundary line of the Property as shown on the survey made by MCI Consulting Engineers, Inc., dated May 14, 1985.

3. Lack of direct access to or from a public road.

This is unimproved property, known as Edmondson Pike, Nashville, Tennessee.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and representatives, 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.

The Estate of John I. Rucker, Sr., deceased, joins herein for the purpose of conveying to the Grantee any and all right, title and interest it has in and to the Property.

Henry Oldham, spouse of Grantor, joins herein for the purpose of conveying to the Grantee any and all right, title and interest he may have in and to the Property by virtue of the marital relationship.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of July, 1985.

Seretha Rucker Oldham
Seretha Rucker Oldham

Henry Oldham
Henry Oldham

ESTATE OF JOHN I. RUCKER, SR.

By: Quincy Rucker
Quincy Rucker, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named Seretha Rucker Oldham, the bargainor, 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 and official seal at Nashville, Davidson County, Tennessee, this 17th day of July, 1985.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/15/86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh a Notary Public in and for said County and State, the within named Quincy Rucker, Administrator of the Estate of John I. Rucker, Sr., the bargainor, 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 and official seal at Nashville, Davidson County, Tennessee, this 17th day of July, 1985.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/15/86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named Henry Oldham, the bargainor, 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 and official seal at Nashville, Tennessee, this 17th day of July, 1985.

Darlene T. Marsh
Notary Public

My Commission Expires: 10/15/86

EXHIBIT A

Land in the Thirty-second (32nd) Councilmanic District of Davidson County, Tennessee, being part of Lot C on the Plan of the Lands of W. G. Hill, deceased, as of record in Minute Book 1, page 82, County Court for said County, described according to a survey made by MCI Consulting Engineers, Inc., dated May 14, 1985, as follows:

Commencing at a concrete monument in the easterly right-of-way of Edmonson Pike, formerly called Owen Winstead Pike, said monument being the northwesterly corner of Warren Property as recorded in Book 1046, page 366, R.O.D.C. and the Southwesterly corner of Bradley property as recorded in Book 5037, page 800, R.O.D.C.; thence with said Bradley's southerly boundary line and said Warren's northerly boundary line South 85°53'35" East 871.38 feet to an iron rod; said iron rod being the true Point of Beginning; thence with Bradley's easterly boundary line and Rucker's easterly boundary line as recorded in Book 5037, page 802, R.O.D.C., North 03°19'29" East 298.92 feet to an iron rod; thence South 85°51'56" East 618.30 feet to an iron rod; thence South 32°58'19" East 374.27 feet to an iron rod in the northerly boundary line of Boswell Property as recorded in Book 5102, page 89, R.O.D.C., thence with said Boswell's northerly boundary line North 85°53'35" West 839.88 feet to the point of beginning, containing 5.00 acres more or less.

Being part of the same property conveyed to Seretha Rucker Oldham by deed from John I. Rucker and Julia Rucker, of record in Book 6043, page 315, and re-recorded in Book 6055, page 410, Register's Office of Davidson County, Tennessee.

J 2 1 4 5 6
IDENTIF. REFERENCE
JUL 17 1 39 PM '85
FELL... DAVIDSON COUNTY, TN
07/17 457.50- CHECK
3637

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6608 PAGE 773

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
			175000.00- CAPT.	
			455.00 CSTAX	
			.50 PRFEE	
			12.00 MORTG	
			CHECK	467.50-
			8637A07/17/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 4 5 6

IDENTIF. REFERENCE

JUL 17 1 39 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 154817