Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hillsborough Harding Joint Venture 40 Rutledge St. Nashville, TN 37210	same	131-5-45

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 ONE HUNDRED AND EIGHTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($187,500.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Arthur I. Ebbets, a single widower (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Hillsborough Harding Joint Venture (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.

2. Sanitary Sewer and/or storm drainage easement of record in Book 4161, page 814, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,500.

Affiant

Subscribed and sworn to before me this 18th day of July, 1985.

Notary Public
My Commission Expires: 10-19-86

This is improved property, known as 203 LaVista.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land 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 himself 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of July, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Arthur I. Ebbets

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Arthur I. Ebbets, 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 18th day of July, 1985.

Notary Public

My Commission Expires: 10-19-86

EXHIBIT A

Land in Davidson County, Tennessee, in the 7th Civil District of said County and State, being Lot (part of) No. 1 on the Plan of West Haven, not of record, and described according to a copy of a survey made September 9, 1960, by George W. Watkins, Surveyor, as follows:

Beginning at an iron pin in La Vista Drive opposite a concrete monument set at the northeast corner of Lot No. 4 as shown on the Plan of Hilltop Acres Subdivision, as of record in Book 2330, page 156, said Register's Office, said iron pin supposedly being approximately 30 feet north of the southerly margin of said Drive; thence with La Vista Drive and approximately 30 feet north of the south line of the same, south 87 deg. 08' east 145.3 feet to a point; thence south 1 deg. 40' west 422.4 feet to an iron pin; thence south 88 deg. 41 west 120 feet to a concrete monument at the southeast corner of Lot No. 4 of Hilltop Acres Subdivision; thence with the east line of the same and along the east line extended, north 2 deg. 15' west 434.13 feet to the point of beginning.

Being the same property conveyed to Arthur I. Ebbets and wife, Mary H. Ebbets by deed from M. Reed Morgan of record in Book 5216, page 757, said Register's Office.

RUSH

J 2' 1' 7' 9 2'

IDENTIF. REFERENCE

JUL 18 4 09 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 6609 PAGE 863

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18750[illegible].00- [illegible]	
			467.50 [illegible]	
			.50 [illegible]	
			9.00 [illegible]	
			[illegible]	497.[illegible]-
9066A07/18/85				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1: 7: 9 2

IDENTIF. REFERENCE T

Jul 18 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155229