DP2:CDBBK00344 8/12/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6830 PAGE 234

Address New Owner	Send Tax Bills To	Map-Parcel Number
Tulip Grove Partnership Suite 204 3401 West End Avenue Nashville, TN 37203	Same	75-4-175

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Miller Kimbrough, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Tulip Grove Partnership ("Grantee"), its successors and assigns, that certain real property in Davidson County, State of Tennessee, described in Exhibit A attached.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters in Exhibit A, has good right to convey it subject to the matters set forth in Exhibit A, and the same is unencumbered except as set forth in Exhibit A. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth in Exhibit A.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 14th day of August, 1985.

Miller Kimbrough, Trustee

2847.7

IDENTIFICATION REFERENCE

AUG 14 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6530 PAGE 235

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller Kimbrough, the within named 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, at office, this 14th day of August, 1985.

Mary Kimbrough Lewis
Notary Public

My Commission Expires:
4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $155,000.00.

Affiant

Sworn to and subscribed before me this 14th day of August, 1985.

Notary Public

My Commission Expires:
1-18-87

EXHIBIT "A"

Land in the 2nd, formerly the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor. #823, dated January 13, 1984, and known as Job. No. 84-002 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Lebanon Road and the westerly margin of Tulip Grove Road; thence with the westerly margin of Tulip Grove Road 25' from the centerline S 04 deg. 31' 40" W 457.48' to an iron pin; thence with a turnout curve to the right having a radius of 25.00' and a long cho4d of 35.36' said chord having a bearing of S 49 deg. 31' 40" W a distance along the curve of 39.27' to an iron pin set; thence with the northerly margin of Raleigh Drive and a curve to the left having a radius of 318.74' and a long chord of 210.57', said chord having a bearing of S 75 deg. 14' 23" W a distance along the curve of 214.60' to an existing concrete monument; thence leaving the said Raleigh Drive and with the boundary of Sunset Park of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee, the next three calls: N 34 deg. 00' 01" W 125.10' to an iron pin set; thence S 49 deg. 47' 26" W 111.30' to an iron pin set; thence S 45 deg. 14' 26" W 253.91' to an existing monument; thence with the line of Tulip Grove Section 7 of record in Book 4300, page 186, Register's Office of Davidson County, Tennessee, the next four calls: N 56 deg. 30' 00" W 301.67' to a monument; thence 87 deg. 29' 50" W 193.32' to an existing iron pin; thence N 87 deg. 43' 20" W 46.96' to a monument; thence N 02 deg. 08' 03" E 91.58' to a monument; thence with the line of South Central Bell Telephone Co. land S 88 deg. 51' 33" E 50.08' to a set iron pin; thence N 01 deg. 55' 59" E 250.99' to an iron pin set on the southerly margin of Lebanon Road; thence with the southerly of the said Lebanon Road as follows: S 88 deg. 36' 52" E 142.05' to a monument; thence with a curve to the left having a radius of 1945.00' and a long chord of 223.56' said chord having a bearing of N 88 deg. 05' 28" E a distance along the curve of 223.68' to a monument; thence S 05 deg. 12' 12" E 5.00' to a set iron pin; thence with a curve to the left having a radius of 1950.00' and a long chord of 413.67', said chord having a bearing of N 78 deg. 42' 28" E, a distance along the curve of 414.45' to a set iron pin; thence N 72 deg. 37' 08" E 272.42' to the point of beginning, containing 9.77 acres, more or less.

Being part of the same property conveyed to Miller Kimbrough, Trustee by deed from Jane B. Buntin, of record in Book 4553, page 925, Register's Office for Davidson County, Tennessee.

Said property is being conveyed subject to the following exceptions:

1. Taxes for 1985, a lien, but not yet due and payable.

2. Easement for trunk sewer line as more particularly described in grant from Jane B. Buntin, to Cumberland Water Company, of record in Book 4106, page 812, Register's Office for Davidson County, Tennesseee.

3. Conveyance of drainage facility to the State of Tennessee by Warranty Deed of record in Book 6183, page 487, Register's Office for Davidson County, Tennessee.

4. Survey of Bruce Rainey & Assoc., dated January 13, 1984; shows a sewer line across the premises and a manhole located on the premises.

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6830 PAGE 237

FOR

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
			155000.00- CAPT.	
			403.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 412.50-	
7321	A	08/14/85	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2847.7.

IDENTIFICATION REFERENCE

AUG 14 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 163276