B0491

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 6729 PAGE 515

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Real Estate Resources, Inc. 277 Wilson Pike Circle Suite 203 Brentwood, Tennessee 37027	Same	162-0-174 162-0-172

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MCR DEVELOPMENT CORP., a Tennessee corporation, does hereby transfer and convey to REAL ESTATE RESOURCES, INC., a Tennessee corporation, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A hereto.

To have and to hold said tracts or parcels, with the appurtenances, estate, title and interest therein belonging to the said Real Estate Resources, Inc., its successors and assigns forever.

The undersigned covenants with the said Real Estate Resources, Inc. the it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

The undersigned does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to said land to the said Real Estate Resources, Inc., its successors and assigns, against the lawful claims of all other persons or entities whomsoever, except as to those matters set forth in Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the undersigned corporation has executed this instrument by and through its authorized officer this 5th day of December, 1985.

MCR DEVELOPMENT CORP.

By: William E. Rudolph Pres.
WILLIAM E. RUDOLPH, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in the County and State aforesaid, personally appeared WILLIAM E. RUDOLPH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MCR Development Corp., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1985.

Celia Z. Bowl
NOTARY PUBLIC

My Commission Expires: 7/27/86

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $1,047,052.00.

J. Patrick M'Connell
AFFIANT

Sworn to and subscribed before me this 5th day of DECEMBER, 1985.

Celia Z. Bowl
NOTARY PUBLIC

My Commission Expires: 7/27/86

EXHIBIT A

Land situated in the 31st Councilmatic District of Davidson County, Tennessee, being known as Phase I, Section 2, of Leisure Heights Planned Unit Development as the same appears of record in Book 6200, page 241, Register's Office of Davidson County, Tennessee and Phases II and III of the said Leisure Heights Planned Unit Development and the common area described as "Reserve Parcel B" all as set forth on the preliminary plat of the same of record in Book 5200, page 609, Register's Office of Davidson County, Tennessee and more accurately described as follows:

Legal Description Of Phase I, Section 2

Being a 1.94 acre tract of land lying in the 31st Councilmatic District of Davidson County, Tennessee, said tract lying on the West side of Mill Creek Drive and being more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Mill Creek Drive, said point being 752.34 feet from the southerly right-of-way of Bell Road and also being at the southwesterly most corner of Leisure Heights Planned Unit Development Phase I, Section 1, as shown on the plat of record in Book 5800, page 267, Register's Office of Davidson County, Tennessee; thence north along the common boundary line of Phase I, Section 1, of the said Leisure Heights Planned Unit Development north 53 degrees 26 minutes west 318.60 feet to a concrete monument; thence south 47 degrees 05 minutes 30 seconds west 238.12 feet to a concrete monument; thence south 45 degrees 35 minutes 30 seconds east 352.47 feet to a concrete monument in the westerly margin of Mill Creek Drive and thence with said westerly margin of Mill Creek Drive north 44 degrees 24 minutes 34 seconds east 210.28 feet to a concrete monument in the westerly margin of Mill Creek Drive and thence in a northeasterly direction along the westerly margin of Mill Creek Drive around a curve to the left having a radius of 444.29 feet a distance of 71.34 feet to a concrete monument and the point of the beginning.

Said Tract 1 is further identified as all of the land shown on the Plat of Leisure Heights, Section Two, Phase One, of record in Book 6200, page 241, Register's Office for Davidson County, Tennessee.

Included within the foregoing description but specifically excluded from said conveyance is the common area previously conveyed in a Quitclaim Deed of record in Book 6259, page 859, of said Register's Office to which reference is here made.

Being the same property conveyed to MCR Development Corp. by Quitclaim Deed from Mid-South Partners of record in Book 6500, page 651, Register's Office of Davidson County, Tennessee.

Legal Description Of Phases II And III

Being an 11.45 acre tract of land lying in the 31st Councilmatic District of Davidson County, Tennessee, said tract lying on the east side of Hickory Park Drive, formerly Mill Creek Drive.

Beginning at a point lying on the east margin of Hickory Park Drive (formerly Mill Creek Drive), said point being the southwest corner of Lot No. 20 on the Plan of Bell Trace, Section One, as of record in Book 5210, page 36, Register's Office of Davidson County, Tennessee; thence leaving said

east margin and running along the most southerly property lines of Lots 20 and 19 on said Plan of Bell Trace, south 53 degrees 41 minutes 01 seconds east a distance of 119.15 feet to a point; thence north 89 degrees 12 minutes 51 seconds east a distance of 167.78 feet to an existing iron pin; thence leaving the said southerly line of Lot No. 19, south 0 degrees 46 minutes 21 seconds west a distance of 5.00 feet to an existing iron pin; thence south 1 degree 17 minutes 39 seconds east a distance of 178.45 feet to an existing iron pin; thence south 4 degrees 34 minutes 58 seconds east a distance of 148.90 feet to an existing iron pin; thence south 0 degrees 58 minutes 10 seconds east a distance of 255.06 feet to an existing iron pin; thence south 6 degrees 10 minutes 38 seconds west a distance of 216.40 feet to an existing iron pin; thence south 7 degrees 12 minutes 59 seconds west a distance of 102.68 feet to an existing iron pin; thence south 28 degrees 39 minutes west a distance of 70.07 feet to an existing iron pin; thence north 70 degrees 21 minutes 32 seconds west a distance of 216.33 feet to an iron pin; thence north 59 degrees 32 minutes 04 seconds west a distance of 98.62 feet to an existing iron pin; thence south 86 degrees 38 minutes 45 seconds west a distance of 215.58 feet to an existing iron pin; thence around a curve to the left having a radius of 680.00 feet a distance of 46.76 feet to an iron pin; thence north 13 degrees 39 minutes west a distance of 190.00 feet to an existing iron pin, said iron pin being at the beginning of a curve to the right having a radius of 488.29 feet a distance of 326.79 feet to an iron pin, said iron pin being at the beginning of a curve to the right having a radius of 406.92 feet a distance of 140.00 feet to an iron pin; thence north 44 degrees 24 minutes 30 seconds east a distance of 215.02 feet to an iron pin, said iron pin being at the beginning of a curve to the left having a radius of 655.71 feet and a distance of 134.88 feet to the point of beginning.

Common Area For Phases II And III

Being a 4.53 acre, more or less, tract of land lying in the 1st Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Mill Creek, said point being on the southerly margin of Bell Road; thence along the southerly margin of Bell Road south 77 degrees 46 minutes 37 seconds east a distance of 296.10 feet to the beginning of a curve to the left having a radius of 1,495.33 feet; thence around said curve a distance of 48.89 feet to the beginning of a radius return to the right having a radius of 30 feet; thence around said radius return a distance of 45.84 feet to a point on the westerly margin of Mill Creek Drive (now Hickory Park Drive); thence with the westerly margin of Mill Creek Drive south 7 degrees 54 minutes 26 seconds west a distance of 117.72 feet to the beginning of a curve to the left having a radius of 413.71 feet; thence around said curve a distance of 108.12 feet; thence south 7 degrees 04 minutes 00 seconds east a distance of 143.33 feet, more or less, to a point; thence leaving the westerly margin of Mill Creek Drive north 64 degrees 31 minutes 27 seconds west a distance of 357.52 feet to a point; thence south 44 degrees 21 minutes 55 seconds west a distance of 190.00 feet to a point; thence north 45 degrees 38 minutes 05 seconds west a distance of 346.34 feet to the center of Mill Creek; thence with the center of Mill Creek North 70 degrees 03 minutes 42 seconds east a distance of 231.53 feet; thence continuing with the center of Mill Creek north 42 degrees 40 minutes 42 seconds east a distance of 181.71 feet to the point of beginning.

Being the same property conveyed to MCR Development Corp. by Deed from J. Jefferson Edwards, Trustee, of record in Book 6729, page 509, Register's Office of Davidson County, Tennessee and recorded simultaneously herewith.

EXHIBIT B

This conveyance is subject to the following matters:

1. Declaration Of Covenants, Conditions And Restrictions of record in Book 6146, page 241; amended in Book 6150, page 585, and further amended in Book 6259, page 862, Register's Office of Davidson County, Tennessee.

2. By-Laws of Leisure Heights Homeowner's Association of record in Book 6146, page 276, Register's Office for Davidson County, Tennessee.

3. Matters set forth in Plans of record in Book 5200, page 609; Book 5800, page 397 and Book 6200, page 241, Register's Office of Davidson County, Tennessee. The 4.53 acre tract of "common land" incident to Phases II and III on the Plan of Leisure Heights of record in Book 5200, page 609, Register's Office of Davidson County, Tennessee is subject to flooding by Mill Creek.

4. Deed of conveyance of sewer lines of record in Book 6303, page 596, Register's Office of Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6145, page 226, Register's Office of Davidson County, Tennessee.

6. Deeds of conveyance of sewer lines of record in Book 5020, page 739; Book 5025, page 614; Book 5287, page 976; and Book 5287, page 979, of said Register's Office.

7. A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569, of said Register's Office.

8. The applicable provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701, et seq., of Tennessee Code Annotated and subject to the By-Laws for administration of the condominium complex, easements, rights and interests in favor of other unit owners and other matters set forth in a Master Deed of record in Book 4887, page 961, amended in Book 5000, page 607, Book 5101, page 809, of said Register's Office and By-Laws of record in Book 4792, page 725, said Register's Office and the Declaration of Covenants and Restrictions of record in Book 4792, page 725, said Register's Office and the By-Laws of record in Book 4887, page 985, of said Register's Office.

9. The matters set forth on the Plan of record in Book 5050, page 103, of said Register's Office.

10. Easement for the flow of Mill Creek.

5 9 1 2 2
IDENTIFICATION REFERENCE
DEC 6 2 53 PM '95
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6729 PAGE 520

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
	CO	1,047,052.00		
			278.46-	
	WD		870.46	
			278.46	
			.50	
			19.00	
				278.96-

4091A12/06/88 3W. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

591122

IDENTIFICATION REFERENCE

DEC 6 2 59 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199040