This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM Bettye Ritchie Casey & husband Gerald Casey, Andy T.Ritchie,III & wife Phyllis Ritchie, Edward C.Ritchie & wife, Anne Ritchie & Joan Ritchie, a feme sole

TO

Randall Phillips Builders, Inc., a Tennessee Corporation

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

BOOK 6746 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phillips Builders, Inc. (NAME)	(NAME)	Map 53
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 5
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

6416

IDENTIFICATION REFERENCE

DEC 27 10 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 327,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 85.

Notary Public

MY COMMISSION EXPIRES: 4-20-1986

(AFFIX SEAL)

For and in Consideration of the sum of Three Hundred Twenty Seven Thousand Five Hundred----------($327,500.00)---------- DOLLARS

we, Bettye Ritchie Casey and husband Gerald Casey, Andy T. Ritchie, III and wife Phyllis Ritchie, Edward C. Ritchie and wife Ame Ritchie, and Joan Ritchie, a feme sole,

have bargained and sold, and by these presents do transfer and convey unto the said Randall Phillips Builders, Inc., a Tennessee Corporation its Successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" FOR DESCRIPTION

BOOK 6746 PAGE 673

WD-2

This is unimproved (X) improved ( ) property, known as Neelys Bend Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Builders, Inc., its successors ~~and~~ and assigns, forever.

And we do covenant with the said Randall Phillips Builders, Inc. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Bettye Ritchie Casey & husband Gerald Casey, Andy T. Ritchie, III and wife Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie, and Joan Ritchie do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Randall Phillips Builders, Inc. its successors ~~and~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of December, 1985

Edward C. Ritchie by J. B. Watson Jr., atty. in fact
Anne Ritchie by J. B. Watson Jr., atty. in fact
Joan Ritchie

Bettye Ritchie Casey
Gerald Casey
Andy T. Ritchie III
Phyllis R. Ritchie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Bettye Ritchie Casey, Gerald Casey, Andy T. Ritchie, III, Phyllis Ritchie, and Joan Ritchie

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December 19 85

Edna S. Woods, Notary Public.

Commission expires 4-20-1986

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this, 23rd day of December, 1985, before me appeared J. B. Watson, Jr., to me known to be the person who executed the foregoing instrument on behalf of Edward C. Ritchie and wife Anne Ritchie, and acknowledged that he executed the same as the free act and deed of the said Edward C. Ritchie and wife Anne Ritchie under Power of Attorney from Edward C. Ritchie and wife Anne Ritchie, which Power of Attorney is recorded in the Register's Office of Davidson County, Tennessee in Book 6732, page 350.

Witness my hand and official seal at Nashville, Tennessee, this December 23, 1985.

Edna S. Woods
NOTARY PUBLIC

My commission expires 4-20-1986

EXHIBIT "A"

DESCRIPTION:

Land in Davidson County, Tennessee, being more particularly described according to a survey prepared by R. L. Spears & Co., dated October 4, 1984, revised October 10, 1985, as follows:

Beginning at a point on the northwesterly line of subject property, said point being North 32°-34'-00" East, 456.50 Feet from the northeasterly right-of-way of Neely's Bend Circle, as measured along the northerly line of property of Joe A. Hudgins, et ux, Book 4312, Page 826, R.O.D.C., Tn., said point also being on the southeasterly side of a 5 foot reserved parcel, as described in Trust Deed Book 5341, Page 378, R.O.D.C. Tn., said point also being 5 feet from the southeasterly right-of-way of East Cedar Lane, said reserve strip and right-of-way being recorded on the Plan of Neely's Bend Subdivision, Book 5210, Page 82, R.O.D.C., Tn.;

Thence with the southeasterly side of the aforementioned 5 foot reserved strip and 5 feet from and parallel to the southeasterly right-of-way of East Cedar Lane, North 32°-34'-00" East, 1542.61 Feet to an iron pin;

Thence with the existing fence, being the line between subject tract and property of Southern Adventist Health and Hospital Systems, Inc., Book 749, Page 667, R.O.D.C., Tn., the following: South 35°-03'-40" East, 27.09 Feet to a point;

Thence South 30°-55'-46" East, 121.73 Feet to a point;

Thence South 32°-41'-39" East, 156.59 Feet to a point;

Thence South 32°-06'-55" East, 405.19 Feet to a point;

Thence South 30°-54'-30" East, 275.82 Feet to a point;

Thence South 28°-09'-53" East, 551.96 Feet to a point;

Thence South 29°-17'-20" East, 131.41 Feet to a point;

Thence South 27°-37'-25" East, and passing the property corner of the Madison Civic Club, Inc., Book 4142, Page 260, R.O.D.C., Tn., at 209.25 Feet, a total distance of 502.05 Feet to a steel post;

Thence with the northerly line of property of Harry Knowls, Book 3372, Page 321, R.O.D.C., Tn., South 69°-11'-07" West, 238.01 Feet to an iron pin;

Thence with the northerly line of property of William Viron Campbell, Book 4918, Page 221, and Janice Diane Furtwengler, Book 5425, Page 792, South 69°-31'-55" West, 249.51 Feet to an iron pin;

Thence crossing the end of the possible right-of-way dedication for Cheechee Trail and with the northerly line of property of Beverly Hopkins, Book 4837, Page 653, and Book 5000, Page 791, and Book 4471, Page 848, South 69°-23'-46" West, 548.67 Feet to a point;

Thence with the northerly line of the possible property of Beverly Hopkins, South 69°-54'-09" West, 300.40 Feet to a point;

Thence with the northerly line of property of Beverly Hopkins, Book 4071, Page 245, R.O.D.C., Tn., South 70°-11'-22" West, 582.67 Feet to a point on the easterly right-of-way of Neely's Bend Road;

Thence with the said right-of-way being a curve to the left, having a radius of 2985.10 Feet and in a general northerly direction, 47.09 Feet to a point;

Thence with the easterly right-of-way of Neely's Bend Circle, North 9°-04'-06" West, 656.49 Feet to a point;

Thence continuing with said right-of-way being a curve to the left, having a radius of 105.00 Feet and in a general northwesterly direction 97.13 Feet to a point;

Thence leaving said right-of-way and with the southeasterly line of property of Fred A. and Adelle I. Atkisson, Book 2486, Page 515, R.O.D.C., Tn., North 32°-34'-00" East, 440.55 Feet to a point;

Thence with Atkisson's northeasterly line and the northeasterly line of property of Joe A. Hudgins, et ux, Book 4312, Page 826, R.O.D.C., Tn., North 57°-26'-00" West, 203.43 Feet to the point of beginning,

AND CONTAINING 62.01 ACRES, more or less.

BEING part of the same property conveyed to Andy T. Ritchie and wife, Fannie Mae Ritchie, and to the survivor, by deed from James M. Wilson and wife, Almyra F. Wilson, of record in Book 519, page 300, Register's Office Davidson County, Tennessee. The said parties having since died, and the said Andy T. Ritchie having predecased the said Fannie Mae Ritchie. Said property devised to Andy T. Ritchie Jr., during the term of his natural life, and after his death to go to his children then living, share and share alike, under the Will of Fannie Cobb Ritchie, deceased, of record in Will Book 68, page 477, Probate Court Clerk's Office for Davidson County, Tennessee. The said Andy T. Ritchie Jr., having since died, and said property vested in Bettye Ritchie Casey, Gerald Casey, Andy T. Ritchie III, Phyllis Ritchie, Edward C. Ritchie, Anne Ritchie, and Joan Ritchie, as his only surviving children at the time of his death.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6746 PAGE 676

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

32750.00- CANT.
651.50 CSTAX
.50 PRFEE
12.00 MTG T
CHECK 664.00-
U310A12/27/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6416

IDENTIFICATION REFERENCE

Dec 27 10 36 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205199