Bk 16

jeh413:12/24/85

BOOK 6750 PAGE 569

FROM: American Buildings Company

TO: Elkington & Keltner Group, Inc.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
6060 Primacy Parkway
Suite 166
Memphis, TN 38119

Send Tax Bills to:
same

Map-Parcel No.
128;72
142;21
128;77

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Walton)

The actual consideration or value, whichever is greater, for this transfer is $1,080,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 1985.

Notary Public

Notary Public, State of Florida
My Comm. Expires: My Commission Expires Aug. 19, 1989
Bonded thru Troy Fain - Insurance, Inc.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, American Buildings Company, a ~~Delaware~~ Florida corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Elkington & Keltner Group, Inc., a Delaware corporation, herein called "GRANTEE", 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" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

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, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IDENTIFICATION REFERENCE

DEC 31 11 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6 5 0 5 9

WITNESS its hand this 26th day of December, 1985.

AMERICAN BUILDINGS COMPANY,
a ~~Delaware~~ Texas corporation

BY: _____
Christian W. Page,
Vice President

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Walton)

Before me, Christen W Page, a Notary Public in and for the County and State aforesaid, personally appeared Christian W. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of American Buildings Company, the within named bargainor, a ~~Delaware~~ Texas corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

~~Tennessee~~ Florida Witness my hand and seal, at office in Destin, Florida, this the 26th day of December, 1985.

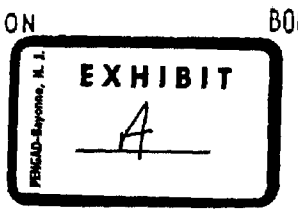
_____
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Aug. 19, 1989
Bonded Thru Troy Fain-Insurance Inc.

My Commission Expires: _____

SURVEYOR'S DESCRIPTION

TRACT I
CRONUS ABC, INC.



Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, portions of property bounded on the west by Old Hickory Boulevard and on the south by U.S. Highway 70-S, more particularly described as follows:

Beginning at a concrete monument in the north margin of U.S. Highway 70-S and the southeast corner of the Belle Forest Properties;

Thence, leaving 70-S, N 25° 33' W, 469.5 feet to an iron pin;

Thence, N 32° 43' E, 252.1 feet to the southeast corner of the Belle Forest Condominiums;

Thence, with the east line of said Condominiums as follows:

N 27° 52' E, 529.3 feet to an iron pin;
N 34° 10' E, 464.9 feet to an iron pin;
N 23° 23' E, 450.0 feet to an iron pin;
N 47° 27' E, 519.7 feet to an iron pin;
N 30° 29' E, 330.2 feet to an iron pin;
N 38° 32' E, 400.0 feet to an iron pin;
N 33° 32' E, 359.9 feet to an iron pin; in the northeast corner of the Condominiums;

Thence, N 56° 05' W, 90.1 feet;

Thence, N 40° 52' E, 303.9 feet to the northeast corner of the Belle Wood, Inc. and Kimbrough Mil Property;

Thence, with the north line of said property, N 49° 03' W, 803.5 feet;

Thence, S 86° 21' W, 1796.9 feet to the easterly margin of Old Hickory Boulevard;

Thence, with said Boulevard, N 03° 39' W, 785.1 feet;

Thence, N 86° 21' E, 10.0 feet;

Thence, N 03° 39' W, 100.0 feet;

Thence, with a curve to the left, having a central angle of 01° 20' 16", a radius of 1472.4 feet, and a distance of 34.37 feet;

Thence, leaving Old Hickory Boulevard and around the James Robertson Home Site as follows:

N 38° 15' E, 350.01 feet;
N 46° 52' E, 120.0 feet;
N 47° 09' E, 143.46 feet;
N 10° 53' W, 168.49 feet;

N 41° 14' W, 242.31 feet;
S 84° 09' W, 174.35 feet;
S 16° 52' W, 120.0 feet;
S 08° 33' W, 214.71 feet;
S 41° 59' W, 107.87 feet, to the easterly margin of Old Hickory Boulevard;

Thence, with said Boulevard, northwesterly with a curve to the left, having a central angle of 09° 26' 45", a radius of 1462.4 feet, and a distance of 241.09 feet;

Thence, N 60° 21' E, 5.0 feet;

Thence, with a curve to the left, having a central angle of 08° 00', a radius of 1467.4 feet, and a distance of 204.89 feet;

Thence, N 52° 21' E, 20.0 feet;

Thence, with a curve to the left, having a central angle of 08° 00', a radius of 1487.4 feet, and a distance of 207.68 feet;

Thence, S 44° 21' W, 25.0 feet;

Thence, with a curve to the left, having a central angle of 03° 29', a radius of 1462.4 feet, and a distance of 88.91 feet;

Thence, N 49° 08' W, 366.5 feet;

Thence, N 40° 52' E, 40.00 feet;

Thence, with a curve to the right, having a central angle of 00° 43' 52", a radius of 1362.4 feet, and a distance of 17.39 feet;

Thence, leaving Old Hickory Boulevard, S 86° 09' E, 1387.9 feet;

Thence, S 88° 40' E, 1608.8 feet;

Thence, N 05° 14' E, 688.3 feet;

Thence, with West Meade Farms Subdivision as follows:

S 68° 28' E, 165.9 feet to a concrete monument;
N 82° 46' E, 255.2 feet;
N 75° 56' E, 121.6 feet;
S 25° 52' E, 25.9 feet;
S 60° 14' E, 171.3 feet;
S 51° 34' E, 255.8 feet;
S 64° 17' E, 295.3 feet to an iron pin;
S 25° 29' E, 313.7 feet to an iron pin;
S 55° 27' E, 141.8 feet;
S 58° 39' E, 373.7 feet to an iron pin;
S 46° 20' E, 632.7 feet to a concrete monument;
S 57° 48' E, 125.9 feet to a point in said subdivision boundary and a corner to A.T. Levine, Jr.

Thence, with said Levine's property as follows:

S 63° 24' W, 854.2 feet;
S 38° 24' W, 200.8 feet;
S 17° 08' W, 351.1 feet;
S 5° 30' W, 273.3 feet;
S 32° 12' W, 408.2 feet;
S 20° 07' W, 1592.3 feet to a point, a corner to said Levine and H. W. Wells;

Thence, with Wells' line as follows:

N 61° 16' W, 401.8 feet to a point;
S 56° 27' W, 392.9 feet to a point;
S 35° 57' W, 315.7 feet to a point;
S 64° 26' W, 206.4 feet to a point;
S 21° 50' W, 47.0 feet to a point;

Thence, with Wells, Wilson, Putnam and Dillon, S 02° 31' W, 1270.5 feet to the north margin of U.S. Highway 70-S;

Thence, with said margin as follows:

S 64° 47' W, 343.0 feet to a point;
N 25° 13' W, 40.0 feet to a point;
S 64° 47' W, 550.0 feet to a point;
S 25° 13' E, 40.0 feet to a point;
S 64° 47' W, 162.0 feet to the point of beginning.

Containing 272.84 acres, more or less.

Barge, Waggoner, Sumner & Cannon
File No. 8768
April 23, 1984
REV. 5/2/84

SURVEYOR'S DESCRIPTION

TRACT II
CRONUS ABC, INC.

BOOK 6750 PAGE 574

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Old Hickory Boulevard and located north of U.S. Highway 70-S, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard and the northeast corner of the Phillip L. Davis et al property;

Thence, N 84° 53' W, 1073.2 feet;

Thence, N 06° 25' E, 1080.6 feet to an iron pin;

Thence, N 56° 45' E, 369.0 feet;

Thence, N 55° 45' E, 100.0 feet;

Thence, N 35° 45' E, 294.5 feet to the westerly margin of Old Hickory Boulevard.

Thence, with said Boulevard and with a curve to the right, having a central angle of 09° 50' 32", a radius of 1387.40 feet, and a distance of 238.31 feet;

Thence, N 60° 21' E, 15.0 feet;

Thence, southerly with a curve to the right, having a central angle of 26° 00', a radius of 1402.40 feet, and a distance of 636.39 feet;

Thence, S 03° 39' E, 500.00 feet;

Thence, S 86° 21' W, 5.0 feet;

Thence, S 03° 39' E, 200.0 feet;

Thence, N 86° 21' E, 5.0 feet;

Thence, S 03° 39' E, 175.9 feet to the point of beginning.

Containing 29.44 acres, more or less.

Barge, Waggoner, Sumner & Cannon
File No. 8768
April 23, 1984

SURVEYOR'S DESCRIPTION

TRACT III
CRONUS ABC, INC.

BOOK 6750 PAGE 575

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Old Hickory Boulevard and located north of U.S. Highway 70-S, more particularly described as follows:

Beginning at a fence post in the westerly margin of Old Hickory Boulevard 2690 feet, more or less, from the north margin of U.S. Highway 70-S;

Thence, S 73° 20' W, 315.3 feet;

Thence, S 78° 59' W, 202.4 feet;

Thence, N 03° 58' E, 1057.3 feet to the westerly margin of Old Hickory Boulevard;

Thence, southeasterly, with a curve to the left, having a central angle of 19° 51', a radius of 1462.40 feet, and a distance of 506.64 feet;

Thence, S 29° 52' E, 422.1 feet;

Thence, with a curve to the right, having a central angle of 03° 58', a radius of 1402.40 feet, and a distance of 97.09 feet to the point of beginning.

Containing 5.38 acres, more or less.

Barge, Waggoner, Sumner & Cannon
File No. 8768
April 23, 1984

Together with those easements as contained in the deed of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

EASEMENT I

That certain easement for utilities, roadway, street, driveway, ingress and egress purposes as set forth in Article 5.02 of that instrument of record in Book 5074, page 856, at page 882, as granted to American Buildings Company by Belle Wood, Inc., a Tennessee corporation, and Lewis E. Gaines, an individual and resident of Nashville, Davidson County, Tennessee. Included in such easement was an easement for the purposes of installing, constructing and maintaining sewer facilities, with full rights of ingress and egress, on, in, above, under and consisiting of that portion of the Sanitary Sewer Extension Easement lying within the boundaries of the property owned by Grantors, and being more fully described in that instrument of record in Book 5074, page 856, said Register's Office, to which reference is hereby made for a more complete description.

EASEMENT II

Easements granted unto American Buildings Company by Belle Forest, a joint venture, pursuant to the terms and conditions of an Easement Agreement dated August 24, 1976, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee. Said easement granting certain rights of ingress, egress, utilties, and sanitary sewer purposes, including construction and certain other rights and privileges as more fully set forth in such Easement Agreement, to which reference is hereby made for a more complete description.

Being property conveyed to American Buildings Company, by deed from American Buildings Company, a Delaware corporation, to Cronus-ABC, Inc., a Delaware corporation, of record in Book 5244, page 363, Register's Office for Davidson County, Tennessee, and by Certificate of Amendment of Certificate of Incorporation of Cronus-ABC, Inc., of record in Book 5264, page 107, said Register's Office, wherein the name of the corporation was changed and amended from Cronus-ABC, Inc. to American Buildings Company.

American Buildings Company, a Texas corporation, the successor owner of this property, by merger of American Buildings Company, a Delaware corporation and Metallic Braden Building Company, a Texas corporation, conveyed this same property to Elkington & Keltner Group, Inc. by deed of reference in Deed Book _____, Page _____, Register's Office for Davidson County, Tennessee. This property is conveyed subject to the following:

1. Option of Third National Bank, Trustee, of record in Book 5074, page 856, at page 886.
2. Terms and conditions of agreement as to the use of easements as set forth in the Easement Agreement by and between Belle Forest, a Joint Venture and American Buildings Company, of record in BOok 5074, page 945, said Register's Office of Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6750 PAGE 577

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
		1,080,000.00	CSW	
			2808.00	CSTTX
			.50	PRFE
			24.00	WDTX
			CHECK	2832.50-
1403A	12/31/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 0 5 9

IDENTIFICATION REFERENCE

Dec 31 11 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 206268