WARRANTY DEED

6784 778

FROM: Advent Properties, Inc., a Tennessee corporation and Carl E. Adams, Jr., as Grantors

TO: J.R. McConnell, Trustee, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

J.R. McConnell, Trustee
777 Post Oak Blvd.
Suite 404
Houston, Texas

Send Tax Bills To: Same

Map-Parcel Numbers

Davidson County
Map 160, Parcel 183
and part of Map 171
Parcels 183 and 122

Field Book Numbers

Davidson County
6DU-57180
and part of 6DU-57178
and 6DU-60950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is five million five hundred one thousand three hundred eighty-six Dollars ($5,501,386.00).

Carl E. Adams
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of February, 1986.

Robert N. Buchanan
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) the assumption of certain obligations to install roads and utilities, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Advent Properties, Inc., a Tennessee corporation, and Carl E. Adams, Jr. (collectively referred to as "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said J.R. McConnell, Trustee, for the benefit of The Summit Joint Venture, a joint venture composed of J.R. McConnell individually and Advent Properties, Inc. as Grantee, his successors in trust and assigns, Grantee, a certain tract or parcel of land in

Davidson and Williamson Counties, State of Tennessee, described as follows, to-wit: BOOK 6754 PAGE 777

> A 26.08 parcel known as part of Lot 1 on revised Section One, The Summit, of record in Book 5200, page 594 and all of Lot 3 on Section Two The Summit of record in Book 6250, page 755, Register's Office for Davidson County, Tennessee, as more clearly described on the Exhibit A attached hereto.
>
> Being a part of the same property conveyed to Advent Properties, Inc. by deeds of record in Book 5655, pages 478 and 483, Book 5910, page 17 and Book 5923, page 342 and part of the same property conveyed by instrument of record in Book 6420, page 20, Register's Office for Davidson County, Tennessee, and part of the property to Carl E. Adams, Jr. by instrument of record in Book 6530, page 656, Register's Office for Davidson County, Tennessee, and Book 527, page 567, Register's Office for Williamson County, Tennessee.

This is unimproved property, known as The Summit, Stonebrook Drive, Brentwood, Tennessee 37027.

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, his successors in trust, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as follows:

(i) Booster pump station easement of record in Book 5155, page 169-172 Register's Office for Davidson County, Tennessee.

(ii) Ingress and egress, water line, and water tank easement of record in Book 5155, page 164-168, said Register's Office.

(iii) Sanitary sewer easement 20 feet wide by 10 feet long for Metro Project No. 74-S-32, located adjacent to the northwesterly boundary line, as shown on a survey of Barge, Waggoner, Sumner and Cannon dated September 16, 1980.

(iv) Controlled access restrictions adjacent to Interstate 65 and Old Hickory Boulevard by Federal Aid Project I-65-2(14)69.

(v) Pole overhang and anchor easement to Nashville Electric Service for existing power line adjacent to Stone Brook Drive, as shown on the 9-16-80 survey of Barge, Waggoner, Sumner and Cannon.

(vi) 30 foot slope easement and easement for existing improvements adjacent to the southerly and westerly boundary lines of Section Three, Highlands of Brentwood, as shown on the 9-16-80 survey of Barge, Waggoner, Sumner and Cannon.

(vii) Ingress-egress and utility easement adjacent to Old Hickory Boulevard as shown on the 9-16-80 survey of Barge, Waggoner, Sumner and Cannon.

(viii) A 10 x 15 foot easement for water line adjacent to Stone Brook Drive as shown on the 9-16-80 survey of Barge, Waggoner, Sumner and Cannon.

(ix) Storm Water Detention Agreement of record in Book 6145, page 242, said Register's Office.

(x) Matters shown on the Plan of record in Book 5200, page 411, said Register's Office.

(xi) A declaration of easements and road maintenance agreement with nonexclusive rights of ingress and egress in favor of Clyde Dixon & Associates., Inc. and signage easements which declaration shall also impose certain maintenance obligations upon the owner of the Property, of record in Book 6742, page 425, said Register's Office.

(xii) Matters shown on the Plan of Section Two The Summit, of record in Book 6250, page 755, said Register's Office.

(xiii) Deed of Trust executed by Advent Properties, Inc., a Tennessee corporation, to Stephen C. Baker, Trustee, of record in Book 5655, page 493, said Register's Office, to secure to Commerce Union Bank, a note dated September 24, 1980, in the amount of $660,000.00 subject to terms and conditions therein.

(xiv) Deed of Trust executed by Advent Properties, Inc. to Stephen C. Baker, Trustee, of record in Book 6066, page 29, Register's Office for Davidson County, Tennessee to

secure to Commerce Union Bank, a note dated May 25, 1983, for the sum of $41,024.64, payable according to the terms and conditions therein.

(xv) Amendment to the deeds of trust of record in Book 5655, page 493 and Book 6066, page 29, said Register's Office by and between Commerce Union Bank and Advent Properties, Inc., of record in Book 6612, page 136, as corrected in Book 6680, page 1, said Register's Office.

(xvi) 20 foot sanitary sewer and/or storm drainage easement reserved on the Plan of Section Three the Summit, not of record prepared by Ragan Smith Murphy & Associates, Inc.

(xvii) Deed of Trust and Security Agreement executed by Advent Properties, Inc., a Tennessee corporation to Stephen E. Davis, Trustee, of record in Book 6078, page 288, Register's Office for Davidson County, Tennessee, to secure to First American National Bank of Nashville, a note dated June 17, 1983, for the sum of $1,280,000.00, payable according to the terms contained therein.

(xviii) Assignment of Leases and Rents by and between Advent Properties, Inc., a Tennessee corporation and First American National Bank of Nashville, dated June 17, 1983, of record in Book 6078, page 326, Register's Office for Davidson County, Tennessee.

(xix) Deed of Trust executed by Advent Properties, Inc., to E. A. Covington, Jr., Trustee, of record in Book 6202, page 701, Register's Office for Davidson County, Tennessee, to secure to The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, a note dated December 28, 1983, for the sum of $3,350,000.00, payable according to the terms contained therein.

(xx) Assignment by and between The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County and Security Federal Savings and Loan

Association of Nashville, dated December 28, 1983, of record in Book 6202, page 721, said Register's Office.

(xxi) Collateral Assignment of Rents and Leases by and between Advent Properties and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, dated December 28, 1983, of record in Book 6202, page 709, said Register's Office.

(xxii) Financing Statement filed under the Uniform Commercial Code by and between Advent Properties, Inc. (Debtor) and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (Secured Party) in Office of Secretary of State under Reference No. 133974 and in the Office of the Register of Davidson County, Tennessee, in Book 6202, page 718.

(xxiii) Financing Statement filed under the Uniform Commercial Code by and between The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (Debtor) and Security Federal Savings and Loan Association of Nashville (Secured Party) in Office of Secretary of State under Reference No. 133975 and in the Office of the Register of Davidson County, Tennessee, in Book 6202, page 729.

Grantors also reserve for their exclusive benefit, the drainage rights retained in the Warranty Deed to Clyde Dixon and Associates, Inc. of record in Book 6742, page 417, Register's Office for Davidson County, Tennessee, subject to Grantee's future right to purchase such drainage rights.

Advent Properties, Inc. also reserves for itself an easement on the .08 acre portion and .11 acre portion of the Property described on the attached Exhibit B. Said easement is for the right to construct thereon an open air terrace and access thereto and shall be a perpetual easement running with the land and accruing to the personal benefit of Advent Properties, Inc., its successors and assigns.

And Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the

title to the said land to the said Grantee, his successors in trust and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 29th day of January, 1986.

ADVENT PROPERTIES, INC.

By: _____
Title: _____

_____
CARL E. ADAMS, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of said County and State, personally appeared Carl E. Adams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of ADVENT PROPERTIES, INC., 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 seal, at Office in Nashville, this 29 day of January, 1986.

_____
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, a Notary Public of said County and State, CARL E. ADAMS, JR., 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 29 day of January, 1986.

_____
Notary Public

My Commission Expires: 4-17-88

0795R/1-24-86

DESCRIPTION:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County and the Fifteenth Civil District of Williamson County, Tennessee, and being part of Lot 1 on the Revised Plan of The Summit, Section One, of record in Plat Book 5200, page 594 and all of lot 3 on the Plan of The Summit, Section Two, of record in Plat Book 6250, page 755, Register's Office for Davidson County, Tennessee. BOOK 6784 PG 782

Beginning at a point on the west right-of-way line of Stonebrook Drive at the east corner of Section Three of Highlands of Brentwood as recorded in Book 5190, page 48, R.O.D.C., Tennessee and proceeding as follows:

1. With the west right-of-way line of Stonebrook Drive S 31° 27' 00" E, 9.00 feet; thence,
2. S 26° 27' 00" E, 522.95 feet; thence,
3. With a 292.01 foot radius curve to the right a distance of 287.77 feet; thence,
4. Leaving Stonebrook Drive N 59° 59' 07" W, 96.43 feet; thence,
5. Northwardly and westwardly with a 644.55 foot radius curve to the left a distance of 435.00 feet, said curve has a chord bearing and distance of N 40° 45' 07" N, 426.79 feet; thence,
6. S 29° 54' 50" W, 232.05 feet; thence,
7. Eastwardly and southwardly with a 412.50 foot radius curve to the right a distance of 285.00 feet, said curve has a chord bearing and distance of S 40° 17' 35" E, 279.36 feet; thence,
8. S 20° 30' 00" E, 136.11 feet; thence,
9. S 65° 24' 34" E, 125.30 feet to a point on the west right-of-way line of Stonebrook Drive; thence,
10. Southwardly with the west right-of-way line of Stonebrook Drive and a 845.00 foot radius curve to the left a distance of 85.40 feet; thence,
11. S 18° 54' 27" W, 410.00 feet; thence,
12. Leaving Stonebrook Drive N 71° 24' 15" W, 50.00 feet; thence,
13. N 87° 26' 22" W, 401.12 feet; thence,
14. S 2° 35' 28" W, 580.97 feet; thence,
15. S 3° 00' 24" W, 317.47 feet to a point on the north right-of-way line of Church Street (Brentwood); thence,
16. N 85° 50' 33" W, 44.71 feet; thence,
17. N 2° 35' 28" E, 882.18 feet; thence,
18. With a 121.05 foot radius curve to the right a distance of 34.34 feet, said curve has a chord bearing and distance of N 10° 43' 01" E, 34.22 feet; thence,
19. With a 25 foot radius curve to the left a distance of 36.99 feet, said curve has a chord bearing and distance of N 23° 32' 58" W, 33.71 feet; thence,
20. With a 426.05 foot radius curve to the right a distance of 332.16 feet, said curve has a chord bearing and distance of N 43° 36' 28" W, 323.81 feet; thence,
21. S 68° 43' 39" W, 49.09 feet to a point on the east controlled access right-of-way line of I-65; thence,
22. With said line N 2° 19' 35" E, 541.31 feet; thence,
23. N 2° 18' 39" E, 125.00 feet; thence,
24. N 41° 51' 13" W, 124.96 feet to a point on the southeasterly controlled access right-of-way line of Old Hickory Boulevard; thence,

25. With said line N 49° 53' 22" E, 550.38 feet; thence,
26. S 2° 21' 06" W, 40.89 feet; thence,
27. N 49° 33' 00" E, 158.74 feet to the west corner of Section Three of the Highlands of Brentwood; thence,
28. S 40° 27' 00" E, 221.02 feet to the south corner of Section Three; thence,
29. N 58° 33' 00" E, 252.95 feet to the point of beginning and containing 1,136.039 square feet or 26.08 acres, as described according to a boundary line survey by Ragan, Smith, Murphy & Associates, Inc., et al, Job No. 81-055, dated November 26, 1985, and revised November 27, 1985.

Being part of the same property conveyed to Advent Properties, Inc., a Tennessee corporation by deed from W. Wayne LeRoy, Substitute Trustee of record in Book 5655, page 478, and by deed from W. Wayne LeRoy, Substitute Trustee, of record in Book 5655, page 483, said Register's Office and part of the same property conveyed to Advent Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Carl E. Adams, Jr., Trustee with full power of record in Book 5910, page 17, said Register's Office, and by Quitclaim Deed of record in Book 5923, page 342, said Register's Office; and being all of the property conveyed by the Estate of John P. Holt, of record in Book 6420, page 20, said Register's Office, and part of the same property conveyed to Carl E. Adams, Jr., by deed from Bailey Enterprises, Summit, A Joint Venture between Union Financial Corporation and Bailey Enterprises, Inc., of record in Book 6530, page 656, said Register's Office, and Book 527, page 567, Register's Office for Williamson County, Tennessee.

EXHIBIT A

EXHIBIT B

BOOK 3754 PAGE 783

Easement for Terrace Access

A strip of land 10 feet in width and 458± feet in length, located in the 1st Civil District of Davidson County, Tennessee, and being a portion of the Lewis D. Pride, Trustee, property, of record in Book 4705, Page 338, R.O.D.C., the centerline of said 10-foot strip of land being more particularly described as follows:

Commence at the intersection of the centerlines of Stone Brook Drive and Fox Ridge Drive, as of record in Book 5050, Page 34, R.O.D.C.; thence, northerly along the centerline of said Stone Brook Drive, 129.06 feet to a point; thence, N 68° 06' 38" W, 25.00 feet to a point in the westerly margin of Stone Brook Drive, said point in the margin being the point of beginning;

Thence, N 83° 41' W, 404.9 feet to a point;

Thence, N 61° 11' W, 35.6 feet to a point;

Thence, N 38° 41' W, 17.6 feet to a point;

Containing 0.11 acre, more or less.

Easement for Terrace

A parcel of land 60 ft. x 60 ft., being a portion of the aforesaid Lewis D. Pride, Trustee, property, said parcel of land being more particularly described as follows:

Beginning at the end point in the centerline of the aforesaid Easement No. 1;

Thence, N 49° 27' 20" E, 31.5 feet to a point;

Thence, N 40° 32' 40" W, 60.0 feet to a point;

Thence, S 49° 27' 20" W, 60.0 feet to a point;

Thence, S 40° 32' 40" E, 60.0 feet to a point;

Thence, N 49° 27' 20" E, 28.5 feet to the point of beginning.

Contained 0.08 acre, more or less.

7.6699

IDENTIFICATION REFERENCE

FEB 19 9 19 AM '86

FELIX Z. PULSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6784 PAGE 784

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
		CONV. 5,509,392.00		

PARCEL 4 LOT 2
[illegible]
BALANCE 7/19/86 REL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7669

IDENTIFICATION REFERENCE

FEB 19 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220004