79393

This instrument was prepared by:
Weldon B. White, Jr.
162 Fourth Avenue North
Nashville, TN 37219

IDENTIFICATION REFERENCE

FEB 28 3 48 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6793 PAGE 61

WARRANTY DEED

ADDRESS NEW OWNER (s) AS FOLLOWS:	SENT TAX BILLS TO	MAP PARCEL NUMBERS
Four Seasons Associates, Inc. (Name)	Same (Name)	Map 131-5
3815 Cleghorn Drive STREET ADDRESS OR ROUTE NUMBER	STREET ADDRESS	Parcel 48
Nashville, TN 37215 CITY STATE ZIP CODE	CITY STATE ZIP CODE	7DA-47700

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Four Seasons, Ltd., a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto Four Seasons Associates, Inc., herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Witness our hands this 28th day of February, 1986.

FOUR SEASONS, LTD., a
Tennessee Limited Partnership

By: L. H. Hardaway, Sr., a general partner

By: L. H. Hardaway, Jr., a general partner

All of the General Partners of
Four Seasons, Ltd.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1986 personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed this deed as the General Partner of Four Seasons, Ltd. a Tennessee Limited Partnership, for the purposes therein contained, being authorized so to do.

Witness my hand and official seal at Nashville this 28th day of February, 1986.

Dorothy Blevins
Notary Public

My Commission Expires: 5/12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1986 personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed this deed as the General Partner of Four Seasons, Ltd., a Tennessee Limited Partnership, for the purposes therein contained, being authorized so to do.

Witness my hand and official seal at Nashville this 28th day of February, 1986.

Dorothy Blevins
Notary Public

My Commission Expires: 5/12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500,000.00.

L. H. Hardaway
Affidavit

Subscribed and sworn to before me, this the 28th day of February, 1986.

Dorothy Blevins
Notary Public

My commission expires 5/12/88

EXHIBIT A

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Hillsboro Road, on the north by Jefferson Square Townhouse, Section One, Book 4675, page 12, Register's Office for Davidson County, Tennessee, and located north of Harding Place, more particularly described as follows:

BEGINNING at an iron pin on the westerly right-of-way of Hillsboro Road, being a common corner with Jefferson Square, Section One,

THENCE, along the right-of-way of said road, 346.30 feet along the arc of a 11,757.32 foot radius curve to the left, a chord distance of 346.29 feet to an iron pin;

THENCE, continuing with said right-of-way south 23 degrees 56' west, 280.26 feet to an iron pin;

THENCE, leaving said Hillsboro Road and running with the northern line of Martha Neyland Harris as recorded in Deed Book 3764, page 259, R.O.D.C.T., north 86 degrees 28' west, 481.74 feet to an iron pin;

THENCE, running with the east line of Russwood Heights Subdivision as recorded in Deed Book 2133, page 13, R.O.D.C.T., north 02 degrees 25' west, passing a concrete monument of 49.70 feet for a total of 1,139.37 feet to an iron pin;

THENCE, running with the southerly lines of aforesaid Jefferson Square, the five following courses and distances to wit:

1) north 85 degrees 32' east, 349.75 feet to an iron pin;

2) south 70 degrees 29' east, 283.81 feet to an iron pin;

3) south 15 degrees 26' east, 286.41 feet to an iron pin;

4) south 21 degrees 56' west, 188.70 feet to an iron pin;

5) south 64 degrees 35' east, 183.64 feet to the POINT OF BEGINNING and containing 16.78 acres of land.

Included in the above description but excluded from conveyance is a tract of land which has a POINT OF BEGINNING and area described as follows:

BEGINNING at point that is north 64 degrees 35' west, 412.99 feet from an existing iron pin on the westerly right-of-way of Hillsboro Road at the southeasterly corner of Jefferson Square Townhouses, Section One;

THENCE, the eleven following courses and distances to wit;

1) south 47 degrees 41' west, 88.64 feet to an iron pin;

2) north 27 degrees 55'00" west, 144.70 feet to an iron pin;

3) south 65 degrees 22' west, 69.67 feet to an iron pin;

4) north 42 degrees 47'00" west, 88.27 feet to an iron pin;

5) north 11 degrees 36'00" west, 163.00 feet to an iron pin;

6) north 76 degrees 48'00" east, 133.48 feet to an iron pin;

7) north 74 degrees 22' east, 80.91 feet to an iron pin;

8) south 69 degrees 55' east, 52.63 feet to an iron pin;

9) south 48 degrees 14' east, 63.00 feet to an iron pin;

10) south 30 degrees 01' east, 183.37 feet to an iron pin;

11) south 47 degrees 41' west, 144.20 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

Being the same property conveyed to Four Seasons, Ltd. by deed of record in Book 5158, Page 844 R.O.D.C.T.

EXHIBIT B

1. Taxes for the year 1986, a lien, but not yet due and payable.

2. All terms, conditions and obligations contained in the Easement, dated June 10, 1977, of record in Book 5158, page 230, said Register's Office.

3. All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

4. All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office.

6. All items as shown on the Plan of record in Book 5050, page 30, said Register's Office.

7. An Ingress-Engress Easement as described in Book 5158, page 851, said Register's Office.

8. A Public Utility Easement "A" as described in Book 5158, page 851, said Register's Office.

9. A Public Utility Easement "B" as described in Book 5158, page 851, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6793 PAGE 65

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.	1,500,000.00	1950.00 CSTAX .50 PRFEE 18.00 WDEED CHECK 1512.50-	
			6707A02/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79393

IDENTIFICATION REFERENCE

FEB 28 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223142