This instrument prepared by Thomas E. Settles, Attorney, 21st Floor, First American Center, Nashville, Tennessee 37238

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Club Properties, Inc.<br>47 Perimeter Center, East<br>Suite 106<br>Atlanta, GA 30346 | | 163-126 |

STATE OF Tennessee )

COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $111,182.14.

John N. Popham
AFFIANT

Subscribed and sworn to before me this 5th day of March, 1986.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11/3/86

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Martha Cross has this day bargained and sold and does hereby transfer and convey unto Club Properties, Inc., her one-seventh (1/7th) undivided interest in certain real estate in Davidson County, Tennessee, as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the easterly side of Bell Road, being the property conveyed to Mary Jane Cashion by deed of record in Book 1199, Page 331, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Bell Road, said monument being the northwesterly corner of the property conveyed to Danny Joel Reed, et ux., by deed of record in Book 4262, Page 90, R.O.D.C., and being the southwesterly corner of the herein-described parcel;

THENCE, with said easterly margin of Bell Road the following calls:

N 34° 13' 30" E, 95.37 feet to a concrete monument;

With a curve to the left 165.19 feet to a point, said curve having a central angle of 06° 25' 41", a radius of 1,472.40 feet, a tangent of 82.68 feet, and a chord of N 31° 00' 40" E, 165.10 feet;

S 62° 12' 11" E, 10.00 feet to a point;

With a curve to the left 206.98 feet to a point, said curve having a central angle of 08° 00' 00", a radius of 1,482.40 feet, a

tangent of 103.66 feet and a chord of N 23° 47' 49" E, 206.81 feet;

N 70° 12' 11" W, 10.00 feet to a point;

With a curve to the left 343.72 feet to a point, said curve having a central angle of 13° 22' 31", a radius of 1,472.40 feet, a tangent of 172.65 feet, and a chord of N 13° 06' 34" E, 342.94 feet to an iron pin:

THENCE, leaving said easterly margin of Bell Road with the southerly line of the property conveyed to Russell Cashion by deed of record in Book 3255, Page 416, R.O.D.C., S 89° 24' 16" E, 289.78 feet to an iron pin;

THENCE, with the southerly line of the property conveyed to Harding College, Inc., by deed of record in Book 4574, Page 96, R.O.D.C., S 87° 35' 20" E, 676.77 feet to an iron pin;

THENCE, continuing with said southerly line of the Harding College Property, S 88° 04' 45" E, 696.00 feet to an iron pin in the westerly line of the property conveyed to EPH. H. Hoover, Jr., by deed of record in Book 4991, Page 880, R.O.D.C.;

THENCE, with said westerly line of the Hoover property, S 01° 27' 06" W, 784.95 feet to an iron pin;

THENCE, leaving said westerly line with the northerly line of the property conveyed to William S. Cockran, et al, by deed of record in Book 6197, Page 810, R.O.D.C., and the northerly line of the property conveyed to Danny Joel Reed, et ux., by deed of record in Book 4262, Page 90, R.O.D.C., N 87° 08' W, 1,943.47 feet to the point of beginning.

Containing 1,360,292 square feet, or 31.23 acres, more or less.

The above-described parcel is subject to the following:

1. Columbia Gulf Transmission Company easement across the northwesterly corner of the property of record in Book 4438, Page 691, R.O.D.C.

2. 35-foot additional right-of-way as required by the Major Thoroughfare Plan, as of record in Book 6250, Page 37, R.O.D.C.

3. Such state of facts an accurate title search may disclose.

TO HAVE AND TO HOLD her one-seventh (1/7th) undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Martha Cross, does covenant that she 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 for current taxes and as otherwise indicated herein.

She does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said real estate to the said Club Properties, Inc., its representatives, heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed this 4th day of January, 1986.

Martha Cashion Cross

Martha Cross

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, C. ALEX MEACHAM, a Notary Public of the State and County aforesaid, personally appeared Martha Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 4th day of January, 1986.

C. Alex Meacham
Notary Public

My Commission Expires:

July 19, 1988

8.1.9.0 8.

IDENTIFICATION REFERENCE

MAR 10 2 23 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 6800 PAGE 740

| | | |
|---|---|---|
| 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[illegible]82.14- CAMT.
289.12 CSTAX
.50 PRFEE
5.00 MDEED
CHECK 298.62-
1683A03/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 9 0 8

IDENTIFICATION REFERENCE

MAR 10 2 23 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 226047