File 23

BOOK 6936 PAGE 238

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Concept-F.H.C. Joint Venture 2230 Idle Hour Center, Suite 216 Lexington, KY 40502	Same	Map 142-2 Parcels 30-31-32 33,34 & 35 MAP 142-2-B PAR. 1 MAP 135, Parcels 271,272 & 270

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Concept-Flagg Joint Venture, a joint venture composed of Concept Properties and Development, Ltd., Nashville II, a Kentucky Limited Partnership, and Old Glory Corporation, a Texas corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Concept-F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc., a Kentucky corporation, and F.H.C., Inc., a Virginia corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, and more particularly described as follows:

Beginning at an existing concrete monument in the northwesterly right-of-way line of Una-Antioch Pike, a 60-foot road, the southeasterly corner of the herein described tract and the northeasterly corner of Lot 11 on the plat of Section One Cottage Hill of record in Plat Book 4860, page 83, R.O.D.C., Tennessee; thence

1. Leaving the northwesterly line of Una-Antioch Pike with the north-easterly line of said Cottage Hill, N 53 degrees 45' 14" W 615.45 feet to an existing concrete monument; thence,

2. With the north boundary line of Lot 21, Section 2, Cottage Hills as recorded in Plat Book 4660, page 192, R.O.D.C., Tennessee, S 89 degrees 39' 38" W 102.04 feet to an iron pin set; thence,

3. S 52 degrees 55' 42" W 179.93 feet to an iron pin set; thence

4. With the west boundary line of Lot 21 S 00 degrees 52' 35" E 13.62 feet to an existing concrete monument; thence,

5. With the north boundary line of Lot 21, the end of Aileen Drive, a 50-foot road, and the north boundary line of the Reserved Parcels marked as property map parcels 14 and 20, S 76 degrees 10' 47" W 353.03 feet to an existing concrete monument; thence,

6. With the north boundary line of the Reserved Parcel marked as property map parcel 20, N 86 degrees 12' 52" W 115.42 feet to an iron pin set; thence,

7. With the east boundary line of Lots 165-167, Phase II, Picadilly Square as recorded in Plat Book 6250, page 93 and 94, R.O.D.C., Tennessee, N 48 degrees 43' 51" W 203.96 feet to an iron pin set; thence,

8. With the east boundary line of Lots 160-164, Phase II, Picadilly Square, N 21 degrees 23' 33" W 313.71 feet to an iron pin set; thence,

9. With the north boundary line of Lot 160 and the end of Aldersgate Road, a 40-foot road, S 89 degrees 03" 48" W 171.01 feet to an iron pin set; thence,

10. With the north boundary line of Lot 159, Phase II, Picadilly Square, S 68 degrees 11' 23" W 258.21 feet to an iron pin set; thence

11. With the north boundary line of Lots 153 and 154, Phase II, Piccadilly Square, S 49 degrees 31' 14" W 92.23 feet to an iron pin set; thence

12. With the northeasterly boundary line of Lot 61-A, Phase II, Picadilly Square, N 46 degrees 30' 25" W 211.90 feet to an iron pin set; thence,

13. Crossing the end of Picadilly Row, a 50-foot road, S 88 degrees 31' 04" W 70.65 feet to an iron pin set; thence

14. With the northwesterly right-of-way line of Picadilly Row, S 43 degrees 26' 30" W 83.45 feet to an existing iron pin; thence,

15. With the northeasterly boundary line of Lot 61, Phase II, Picadilly Square, N 46 degrees 14' 49" W 83.25 feet to an iron pin set; thence,

16. With the north boundary line of Lots 56, 57, 58 and 61, Phase II Picadilly Square, S 88 degrees 00' 02" W 381.33 feet to a planted stone; thence

17. With an old established fence line, the boundary line of the property of Thomas E. Cathey as recorded in Deed Book 4935, page 13, R.O.D.C., Tennessee

S 86 degrees 14' 49" W 96.28 feet to a corner post; thence,

18. N 03 degrees 35' 08" W 149.86 feet to an iron pin set; thence,

19. N 00 degrees 23' 52" E 183.35 feet to an iron pin set; thence,

20. N 08 degrees 13' 36" E 79.94 feet to an iron pin set; thence,

21. N 04 degrees 29' 39" W 104.92 feet to an iron pin set; thence,

22. With the east boundary line of the property of Beverly Jo Strotheide as recorded in Deed Book 5020, page 936, R.O.D.C., Tennessee, N 02 degrees 26' 25" W 140.62 feet to an iron pin set; thence,

23. With the east boundary line of the property of Mildred Claude Massey, no deed reference, N 01 degree 06' 07" W 165.71 feet to a corner post; thence,

24. With the south boundary line of the property of Geneva Stilts as recorded in Deed Book 4764, page 854, R.O.D.C., Tennessee, N 77 degrees 27' 29" E 815.79 feet to an existing corner post; thence,

25. With the southerly boundary line of Concept Properties and Development Ltd., Nashville I of record in Deed Book 6582, page 852, R.O.D.C., Tennessee, N 81 degrees 55' 26" E 1290.03 feet to an existing concrete monument; thence

26. N 70 degrees 17' 44" E 1078.12 feet to a concrete monument set in the northwesterly corner of Pinnacle Point Commercial Tract of record in Plat Book 6250, page 733, R.O.D.C., Tennessee; thence,

27. With the westerly and southerly line of said Pinnacle Point, S 15 degrees 04' 26" E 662.19 feet to an iron pin set; thence,

28. S 79 degrees 52' 16" E 325.00 feet to an iron pin set in the westerly line of aforementioned Una-Antioch Pike; thence,

29. With said westerly line, S 10 degrees 07' 44" W 137.97 feet to an iron pin set; thence,

30. With a curve to the right having a radius of 1243.50 feet, a distance of 571.30 feet to an iron pin set; said curve has a chord bearing and distance of S 23 degrees 17' 26" W 566.29 feet; thence,

31. S 36 degrees 27' 08" W 927.56 feet to the point of beginning and containing 101.50 acres (4,421,070 square feet), more or less, by survey of George E. Daniels, licensed surveyor, number 737, dated 7/26/85, revised 2/3/86.

WITHIN THE HEREON DESCRIBED TRACT, BUT EXCLUDED THEREFROM is a parcel of land that is more fully described as follows: Beginning at a point that is 10 feet westerly of an iron pin set in the westerly right-of-way line of Una-Antioch Pike, said iron pin bearing S 10 degrees 07' 44" W, 137.97 feet, with said westerly right-of-way line, from an iron pin set in the southeasterly corner of Pinnacle Point Commercial Tract of record in Plat Book 6250, page 733, R.O.D.C. TN; thence,

1. From said point of beginning with a 1233.50 foot radius curve to the right that is 10 feet westerly of and parallel to the westerly right-of-way line of Una-Antioch Pike, 163.00 feet to a point, said curve having a chord bearing and distance of S 13 degrees 54' 52" W 162.88 feet; thence,

2. Leaving said 10-foot offset, N 79 degrees 52' 16" W, 110.00 feet to a point; thence,

3. N 8 degrees 49' 08" W, 204.42 feet to a point; thence,

4. N 84 degrees 19' 37" E, 52.10 feet to a point; thence,

5. S 79 degrees 52' 16" E, 125.00 feet to a point; thence,

6. S 40 degrees 03' 55" E, 15.62 feet to a point that is 10 feet westerly of the westerly right-of-way line of Una-Anticoh Pike; thence,

7. With a line that is 10 feet westerly of and parallel to the westerly right-of-way line of Una-Antioch Pike, S 10 degrees 07' 44" W, 35.00 feet to the point of beginning and containing 0.72 acres (31,421 sq. ft.), more or less.

Being the same property conveyed to Concept-Flagg Joint Venture by deed from Old Glory Corporation, of record in Book 6879, page 533, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 6405, Page 169, said Register's Office, Storm water detention agreement of record in Book 6594, Page 983, said Register's Office, Sewer Easement of record in Book 6825, Page 683, said Register's Office, Easement to South Central Bell of record in Book 6803, Page 287, said Register's Office, Easement to CRC Equities of record in Book _____, Page _____, said Register's Office, Quitclaim Deed with right and use of easement retained by Concept Properties & Development, Ltd., Nashville II, of record in Book 6865, Page 17, said Register's Office, Storm Water Detention Joint Maintenance Agreement of record in Book 6865, Page 79, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Concept-FCH Joint Venture, a joint venture composed of Concept Properties and Development, Inc., a Kentucky corporation, and FHC, Inc., a Virginia corporation, its successors and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered, unless otherwise set out.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand on this the 31st day of July, 1986.

CONCEPT-FLAGG JOINT VENTURE, a Joint Venture

By: CONCEPT PROPERTIES & DEVELOPMENT, LTD., NASHVILLE II, a Kentucky Limited Partnership, Joint Venturer

By: CONCEPT PROPERTIES & DEVELOPMENT, INC., a Kentucky Corporation, General Partner

By: [signature]

Title: President

By: OLD GLORY CORPORATION, a Texas Corporation, Joint Venturer

By: [signature]

Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

[signature]
AFFIANT

Subscribed and sworn to before me on this the 31 day of July, 1986.

[signature]
NOTARY PUBLIC

My commission expires: 4/17/88.

LINDA MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kenneth P. Flagg, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of the Old Glory Corporation, a corporation, and that said corporation is a joint venturer of Concept-Flagg Joint Venture, a joint venture, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as President.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 1986.

Lynda Wardee
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Franklin D. B. Ellwood, 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 of the Concept Properties & Development, Inc., a Kentucky corporation, General Partner of Concept Properties & Development, Ltd., Nashville II, a Kentucky Limited Partnership, and that said Limited Partnership is a joint venturer of Concept-Flagg Joint Venture, a joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner of Concept Properties & Development, Ltd, Nashville II, a joint venturer, by himself as President.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 1986.

Lynda Wardee
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

27148

IDENTIFICATION REFERENCE

AUG 1 8 32 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 242

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
		2,500,000.00 CAMT		
			7[illegible].8 [illegible]STAX	
			.50 [illegible]	
			12.00 [illegible]	
			[illegible] 7312.50-	
			4921A08/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27148

IDENTIFI REFERENCE

AUG 1 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278134