This instrument prepared by:

James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, TN 37239

BOOK 7027 PAGE 716

# WARRANTY DEED

| Name & Address of Property Owner: | Name & Address of Mortgagee: | Map-Parcel Nos: |
|---|---|---|
| Priest Point Associates, L.P.<br>c/o Byrd Development Company, S. F.<br>850 One Commerce Place<br>Nashville, Tennessee 37239 | SouthTrust Bank of Alabama, National Association<br>420 North 20th Street<br>Suite 1100<br>Birmingham, Alabama 35203 | Map #97<br>Parcel #130<br>3D83150 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which are hereby acknowledged, COUNTRY ADVENTURES OF NASHVILLE, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PRIEST POINT ASSOCIATES, L.P., a Delaware limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as specifically described on Exhibit A which is attached hereto and incorporated herein by reference.

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 and assigns, forever; Grantor covenants 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, except as follows:

1. Taxes for the year 1986, which have been prorated between the parties as of the date hereof and are assumed by Grantee.

2. Owner's certificate and other matters shown on plat of record in Book 6250, page 575, Register's Office of Davidson County, Tennessee.

3. (a) Drains crossing the N.E. (enclosed in pipe) and N.W. corners of the property, (b) detention easements existing near the N.E. and N.W. corners of the property, (c) sewer easement crossing the N.W. corner of the property, (d) 10' public utility and drainage easement running along the southerly margin of the property, and (e) minimum building setback lines all as shown on the survey of the premises made by Barge, Waggoner, Sumner and Cannon dated September 7, 1984 as revised and updated to July 10, 1986.

4. Restrictions of record in Book 6553, page 357, said Register's Office.

And Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, subject only to the encumbrances set forth above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of the 30th day of October, 1986.

COUNTRY ADVENTURES OF
NASHVILLE, INC.

By: _____
Its: President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,960,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of October, 1986.

_____
NOTARY PUBLIC

My commission expires: 5-13-89

STATE OF NORTH CAROLINA )
)
COUNTY OF Catawba )

Before me, Michael C. Adkins, of the state and county aforesaid, personally appeared Clarence E. Clement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Country Adventures of Nashville, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Hickory, North Carolina, this 30th day of October, 1986.

_____
NOTARY PUBLIC

My commission expires: 10-29-89

EXHIBIT A

A parcel of land in the 2nd, formerly the 3rd, Civil District of Nashville, Davidson County, Tennessee, located southeast of Interstate 40, north of Elm Hill Pike and west of Percy Priest Lake, more particularly described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated September 7, 1984, as revised and updated to April 15, 1986, File No. 5432-32, as follows:

Beginning at a concrete monument in the southerly margin of Blackwood Drive, being the northeast corner of Lot 136, Larchwood Subdivision, Section 2, as recorded in Book 5200, Page 207, R.O.D.C., Tennessee;

Thence, in a northeasterly direction with a curve to the right having a central angle of 16 degrees 27 minutes 30 seconds, a radius of 600.00 feet, a chord bearing North 49 degrees 44 minutes 34 seconds East, 171.76 feet, and a curve length of 172.35 feet to a concrete monument;

Thence, with a curve to the left having a central angle of 06 degrees 49 minutes 30 seconds, a radius of 1,000.00 feet, a chord bearing North 54 degrees 33 minutes 34 seconds East, 119.05 feet and a curve length of 119.12 feet to a concrete monument;

Thence, continuing with Blackwood Drive, North 51 degrees 08 minutes 49 seconds East, 484.02 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 36 degrees 45 minutes, a radius of 650.00 feet, chord bearing North 69 degrees 31 minutes 19 seconds East 409.81 feet and a curve length of 416.92 feet to a concrete monument;

Thence, North 87 degrees 53 minutes 49 seconds East, 37.03 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 96 degrees 42 minutes 38 seconds, a radius of 25.00 feet, and a curve length of 42.20 feet to a concrete monument in the westerly margin of Pleasant Hill Road;

Thence, with said Road, with a curve to the right having a central angle of 03 degrees 51 minutes 17 seconds, a radius of 1,070.86 feet, a chord bearing South 06 degrees 32 minutes 06 seconds West, 72.03 feet and a curve length of 72.04 feet to a concrete monument;

Thence, continuing with said Road, South 08 degrees 27 minutes 44 seconds West, 765.00 feet to a concrete monument in the north line of the United States of America;

Thence, with said USA property, North 76 degrees 01 minutes 00 seconds West, 417.29 feet to a concrete monument;

Thence, South 14 degrees 07 minutes 54 seconds West, 133.31 feet to a concrete monument, being the northeasterly corner of Larchwood Subdivision, Section 2, and a corner of Lot 115 of said Subdivision;

Thence, with said Subdivision, North 66 degrees 37 minutes 22 seconds West, 423.76 feet to a concrete monument;

Thence, North 50 degrees 10 minutes 51 seconds West, 136.08 feet to the point of beginning.

Containing 12.30 acres.

Being the same property conveyed to Country Adventures of Nashville, Inc. by Warranty Deed from Larchwood Associates, of record in Book 6553, Page 353, Register's Office for Davidson County, Tennessee.

This is unimproved property.

5 8 9 4 1

IDENTIFICATION REFERENCE

OCT 31 4 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 1,960,000.00 | | |
| | | | 5488.00 CSTAX | |
| | | | .50 [illegible] | |
| | | | 9.00 WDFEE | |
| | | | CHECK | 5497.50- |
| | | | 11:27A 10/31/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5894 1

IDENTIFICATION REFERENCE

Oct 31 4 30 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 07222