Box 44

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

Mortgagee: Southern Bankers Mortgage Corp.
525 Katy Freeway
Suite 415
Houston, Texas 77007

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Waterford Joint Venture	Same	Map 53
c/o Tennessee General Properties, Inc.		Parcel 9
5115 Maryland Way Brentwood, Tennessee 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TENNESSEE GENERAL PROPERTIES, INC., a Tennessee corporation, hereinafter the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto WATERFORD JOINT VENTURE, a Tennessee joint venture composed of Rampart Properties, Inc., a Tennessee corporation and said Tennessee General Properites, Inc., a Tennessee corporation, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A, attached hereto and incorporated herein by this reference.

This is unimproved property.

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. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its successors and representatives, 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.

59574

IDENTIFICATION REFERENCE

Nov 3 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by and through its duly authorized office or representative, this 1st day of November, 1986.

TENNESSEE GENERAL PROPERTIES, INC.

By: _____
Lloyd Mason Poe, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Lloyd Mason Poe, 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 the Grantor, the within-named bargainor, a corporation, 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 by Lloyd Mason Poe as such President.

Witness my hand and seal, at office in Davidson County, Tennessee, this 1st day of November, 1986.

_____
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $441,072.80.

_____
Affiant

Sworn to and subscribed before me this 1st day of November, 1986.

_____
Notary Public

My Commission Expires: 9-11-90

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being bounded on the north by Garner Robinson and Old Hickory Utility District property; on the east by Merritt Street and Fairway View Subdivision; on the south by Nathan Caldwell and Perry Jennings; on the west by the Cumberland River and being more particularly described according to a survey by Morrow & Associates, Inc., dated August 22, 1986, as follows:

Beginning at an iron pin corner in the north right-of-way line of Merritt Street, said pin being a corner common with Old Hickory Utility District property; thence with the north right-of-way line of Merritt Street, south 39° 04' 00" west, 66.50 feet to an iron pin at the terminus of the north right-of-way line of Merritt Street; thence across the end of Merritt Street, south 50° 56' 00" east, 50.00 feet to an iron pin corner common with Lot 22, Section One, Part Two, Fairway View Subdivision at the south terminus of the south right-of-way line of Merritt Street; thence with Lot 22, south 50° 56' 00" east, 134.00 feet to a concrete monument corner common with Lots 22 and 21; thence with the rear of Lots 21, 20, 19, 18 and 17, south 33° 44' 00" east, 475.10 feet to a concrete monument corner common with Lot 17 and Lot 99, Fairway View Subdivision; thence with the rear of Lots 99, 100 and 101, south 51° 16' east, 369.77 feet to a concrete monument corner common with Lots 101 and 11, Fairway View Subdivision and Nathan Caldwell and Perry Jennings; thence with Caldwell and Jennings, south 07° 41' 00" west, passing a witness pin at 3124.00 feet, a total distance of 3194.00 feet to a point in the east edge of water of the Cumberland River; thence with the east edge of water of the Cumberland River the following bearings and distances; thence north 56° 28' 09" west, 94.79 feet to a point; thence north 38° 01' 02" west, 458.71 feet to a point; thence north 33° 03' 52" west, 205.77 feet to a point; thence north 38° 12' 12" west, 194.59 feet to a point; thence north 37° 22' 04" west, 328.87 feet to a point; thence north 33° 56' 50" west, 205.74 feet to a point; thence north 19° 46' 39" west, 134.87 feet to a point; thence north 22° 16' 14" west, 254.17 feet to a point; thence north 24° 21' 05" west, 211.36 feet to a point; thence north 31° 54' 48" west, 160.95 feet to a point; thence north 24° 25' 50" west, 243.31 feet to a point; thence north 35° 39' 00" west, 288.32 feet to a point; thence north 45° 39' 02" west, 195.05 feet to a point; thence north 41° 25' 57" west, 128.88 feet to a point, a corner common with Garner Robinson in the east edge of water of the Cumberland River; thence with Robinson, north 40° 22' 00" east, passing a witness pin at 220.00 feet, a total distance of 2040.90 feet to an iron pin corner common with Robinson in the west line of Old Hickory Utility District property; thence with Old Hickory Utility District property, south 48° 53' 00" east, 223.30 feet to the point of beginning. Containing 105.10 acres, more or less.

Being the same property conveyed to Tennessee General Properties, Inc. by deed from Riverfront Development, Inc., of record in Book 6958, page 495, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 7029 PAGE 373

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

441072.80- CAMT.
1235.08 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1244.58-
1822A 11/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59574

IDENTIFICATION REFERENCE

Nov 3 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07902