BOOK 7039 PAGE 953

(6)

THIS INSTRUMENT PREPARED BY:
Baker, Worthington, Crossley,
Stansberry & Woolf
30th Floor, L&C Tower
Nashville, Tennessee 37219

Name/Address of New Owners:	Send Tax Bills to:	Map-Parcel Nos.:
Smiley & Atchison Investments, Inc., a Tennessee Corporation, 101 West Park Drive Brentwood, Tennessee	Same	26-0-92 26-0-107 26-0-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Million Three Hundred Four Thousand Six Hundred Sixty-Two and 25/100 ($4,304,662.25) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WEBB/RIVERGATE VENTURES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer, convey and ~~specially~~ warrant unto SMILEY & ATCHISON INVESTMENTS, INC., a Tennessee Corporation ("Grantee"), Grantee's heirs, successors and assigns, a tract of land located and lying in Davidson County, Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,304,662.25.

Affiant

SWORN TO AND SUBSCRIBED before me this 13th day of November, 1986.

Notary Public

My commission expires: 11-1-87

11/14/1986 1:57 PM CHECK

5955

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed on this the 13th day of November, 1986.

WEBB/RIVERGATE VENTURES

By: R. [signature]
R. Dudley Webb

Title: General Partner

By: Wesley N Williams
Wesley N. Williams

Title: general partner

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

Personally appeared before me Glenn Hoskins, a notary public for the state and county aforesaid, R. Dudley Webb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

NOTARY PUBLIC STATE AT LARGE GLENN HOSKINS

WITNESS my hand and seal at office this 13th day of November, 1986.

Glenn Hoskins
Notary Public

My commission expires: November 10, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Norman Ray, a notary public for the state and county aforesaid, Wesley N. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 13th day of November, 1986.

Norman Ray
Notary Public

My commission expires: 11-1-87

NORMAN RAY NOTARY PUBLIC DAVIDSON COUNTY, TN

Exhibit A

Tract 1 BOOK 7039 PAGE 956

Being a tract of land in the City of Goodlettsville, Second Civil District, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of I-65, being in the northerly boundary of Terra View Subdivision, Revised of record in Book 1424, Page 4, R.O.D.C.;

THENCE, with said margin, N 42° 21' 17" E, 575.05 feet to a monument;

THENCE, continuing with said margin, N 19° 21' 40" E, 948.85 feet to an iron pin, said pin being S 19° 21' 40" W, 178.39 feet from a monument, and said pin being the southwest corner to Conference Associates Limited, Book 6672, Page 981, R.O.D.C.;

THENCE, leaving said I-65 with the southerly boundary to said Conference Associates Limited, N 86° 13' 26" E, 539.81 feet to the westerly margin of Conference Drive;

THENCE, with said margin, S 03° 48' 51" E, 19.58 feet to an iron pin;

THENCE, with a curve to the left 570.96 feet to a point, said curve having a radius of 517.48 feet, a central angle of 63° 13' 00", a tangent distance of 318.46 and a chord of S 35° 25' 21" E, 542.43 feet;

THENCE, continuing with said margin, S 67° 01' 51" E, 200.00 feet;

THENCE, with a curve to the right, 517.66 feet to a point, said curve having a central angle of 52° 47' 10", a radius of 561.88 feet, a tangent of 278.84 feet, and a chord bearing and distance of S 40° 38' 16" E, 499.54 feet;

THENCE, leaving said margin the following calls:

S 21° 40' 13" W, 66.36 feet to a point;
S 15° 46' 42" E, 151.96 feet to a point;
S 31° 09' 05" W, 109.21 feet to a point;
S 71° 46' 56" W, 446.11 feet to a point;
S 30° 20' 43" W, 717.33 feet to a point;
S 62° 03' 28" W, 207.69 feet to a point on the easterly boundary of Terra View Subdivision (revised);

THENCE, with the easterly boundary to said Subdivision, N 11° 55' 30" E, 637.64 feet to a monument, the northeast corner to said subdivision;

THENCE, with the common line between Lot Nos. 20 and 22 of said subdivision, S 55° 23' 38" W, 334.28 feet to an iron pin in the northerly margin of Wade Circle North;

THENCE, with said margin with a curve to the left 57.00 feet to a point, said curve having a radius of 100.00 feet, a central angle of 32° 39' 31", a tangent distance of 29.30 feet, and a chord of N 50° 56' 07" W, 56.23 feet;

THENCE, leaving said margin, N 27° 23' 33" E, 194.63 feet to an iron pin in the northerly boundary of said subdivision;

THENCE, with said boundary, N 85° 30' 55" W, 966.38 feet to a monument, the point of beginning.

Containing 2,012,351 square feet, or 46.20 acres.

Tract 2

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

BEGINNING at a point on the east margin of Conference Drive, said point being 2,880 feet, more or less, from the north margin of Gallatin Road;

THENCE, continuing with the east margin a curve to the left 402.93 feet to a point, said curve having a central angle of 37° 07' 25", a radius of 621.88, a tangent of 208.82, and a chord bearing and distance of N 32° 48' 24" W, 395.92 feet;

THENCE, leaving said east margin and with southeasterly boundary of Conference Associates Limited, Book 6673, Page 1, R.O.D.C., Tennessee, and Picadilly Apartments No. 2 of record in Book 6552, Page 128, R.O.D.C., Tennessee, N 38° 38' 45" E, 750.00 feet to a point;

THENCE, with a curve to the right 226.30 feet to a point, said curve having a central angle of 09° 27' 05", a radius of 1,371.88 feet, a tangent of 113.41 feet, and a chord bearing and distance of S 46° 05' 12" E, 226.04 feet;

THENCE, with the westerly boundary of Bobby Eugene Rager, et ux., of record in Book 4936, Page 245, R.O.D.C., Tennessee, S 05° 22' 43" E, 204.59 feet to a point;

THENCE, with the westerly boundaries of John R. Farmer, et ux., of record in Book 3578, Page 453, R.O.D.C., Tennessee, and Rosemarie Glaser of record in Book 5130, Page 744, R.O.D.C., Tennessee, S 05° 14' 32" E, 627.82 feet to a point;

THENCE, leaving said westerly boundaries, S 67° 05' 39" W, 311.05 feet to a point;

THENCE, N 43° 31' 28" W, 156.32 feet to a point;

THENCE, N 52° 56' 01" W, 124.16 feet to the point of beginning.

Containing 467,456 square feet or 10.73 acres, more or less.

Exhibit B

Exceptions

1. Metropolitan Government of Nashville and Davidson County Real Property Taxes for 1986.

2. City of Goodlettsville Real Property Taxes for 1986.

3. Lack of direct access to and from Interstate Highway 65.

4. Easement for sixteen (16) inch water line along the east line and southerly portion of Tract 2 as shown on the revised survey made by Barge, Waggoner, Sumner and Cannon dated September 18, 1986.

5. A water tank site described by an Agreement of record in Book 4922, page 491, Register's Office for Davidson County, Tennessee.

6. A ten foot (10') water line easement to the Madison Suburban Utility District of record in Book 4377, page 94, said Register's Office for Davidson County, Tennessee.

7. Those items as shown on the plan of record in Book 1424, page 4, Register's Office of Davidson County, Tennessee.

8. The boundary line survey of Barge, Waggoner, Sumner and Cannon, dated May 7, 1985, as revised May 17, 1985, shows that the fence lines are not necessarily the property lines, an old road bed across both tracts and located the water tank site easement shown as item No. 5 above, and the water line easement shown as item No. 6 above, and small drains crossing property.

9. Communications Sytems Right of Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

10. Agreement for dedication of easement for sanitary sewers of record in Book 6726, page 734, Register's Office for Davidson County, Tennessee.

11. Matters as shown on the revised survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated September 18, 1986.

63235
IDENTIF. REFERENCE
NOV. 14 9:34 AM'86
FELIX N. WILSON JR.
Register
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 7039 PAGE 959

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

4,304,662.25 conv.

2053.16 CSTAX
.50 PRFE
10.00 WDED
CHECK 2071.66-
5960A 11/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63235

IDENTIFICATION REFERENCE

Nov 14 9 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11953