BOOK 7090 PAGE 550

FORM NO. WD-1

B-

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,263,113.92

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1986.

Notary Public

MY COMMISSION EXPIRES: 12-4-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William R. O'Bryan, Jr., Trabue, Sturdivant & DeWitt, 27th Fl.-L&C Tower, Nashville, Tennessee 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
U.S. Retirement Concepts, Inc. (NAME)	EXEMPT (NAME)	See Below
530 Church Street, Ste. 700 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Radnor Baptist Towers, Inc.

HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO U.S. Retirement Concepts, Inc.

ITS
HEREINAFTER CALLED THE GRANTEE, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE SCHEDULE A ATTACHED HERETO

TRACT I	TRACT II	TRACT III	TRACT IV	TRACT V
Map 133-2 Parcel 380 06DA30155	Map 133-2 Parcel 31 06DA30223	Map 133-2 Parcel 35 06DA30218	Map 133-2 Parcel 37 and Part of 36 06DA30216-17	Map 133-2 Parcel 36 06DA30217

See Attached Exhibit B for Encumbrances of Record

RECEIVED
DAVIDSON COUNTY, TN
DEC 31 3 36 PM '86
REGISTER'S OFFICE

IDENTIFICATION

78694

This is unimproved ( ) improved (X) property, known as Radnor Baptist Towers 3110 (House Number) Nolensville Road (Street) Nashville, TN (P. O. Address) 37211 (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 21st day of May, 1986

RADNOR BAPTIST TOWERS, INC.

By: William T. Malone

Title: Sec.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires 7-18-87

Joyce P. Sinner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Joyce P. Sinner, a Notary Public within and for the State and County aforesaid, personally appeared William T. Malone and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Secretary and _____ respectively of the Radnor Baptist Towers, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such Officer and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such Secretary, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN. on this the 21st day of May, 1986.

My commission expires 7-18-87

Notary Public

WARRANTY DEED

FROM
Radnor Baptist Towers, Inc.

TO
U.S. Retirement Concepts, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Being part of Lot 1 and all of Lot 2 on the Plan of Radnor Baptist Church of record in Book 4955, page 43, Register's Office for Davidson County, Tennessee and described according to a survey of James L. Murphy, Jr., and Co., dated September 22, 1977, as follows:

TRACT I:

Beginning at a point in the northerly margin of Thuss Avenue, said point being 50.81 feet from the center of McCombs Avenue; thence North 83° 18' 33" West 378.59 feet to a point in said north right-of-way line of Thuss Avenue; thence North 6° 41' 27" East 46.71 feet to a point; thence North 22° 21' West 117.37 feet to a point which is the beginning of a curve. Said curve has a radius of 31.50 feet; thence with said curve in an easterly direction 64.80 feet to a point. Said point being in the north margin line of an alley; thence South 4° 51' 12" West 20.0 feet to a point; thence South 84° 29' 20" East 408.23 feet to a point. Said point being the beginning of a curve which has a radius of 20 feet; thence with said curve 31.19 feet in a southerly direction to a point which lies in the west boundary line of McCombs Avenue; thence South 4° 51' 12" West 139.44 feet to a point. Said point being the beginning of a curve which has a radius of 25 feet; thence with said curve in a westerly direction 40.07 feet to the point of beginning.

Included in said Tract is an easement on the west side, more specifically described as follows:

Beginning in the north right-of-way line of Thuss Avenue at a point which lies 399.40 feet west from the center line of McCombs Avenue; thence North 83° 18' 33" West 30 feet along the right-of-way line of Thuss Avenue to a point in said right-of-way line; thence North 6° 41' 27" East 46.71 feet to a point; thence North 22° 21' West 117.37 feet to a point. Said point is the beginning of a curve with a radius of 31.50 feet, thence with said curve in an easterly direction 64.80 feet to a point which lies in the north right-of-way line of an alley; thence South 4° 51' 12" West 20 feet to a point; thence South 84° 29' 20" East 4 feet to a point. Said point being the beginning of a curve with a radius of 12 feet; thence in a southwest direction with said curve 24.68 feet to a point; thence South 22° 21' East 135.33 feet to a point; thence South 6° 41' 27" West 40.06 feet to the point of beginning.

TRACT II:

Beginning at a point in the west right-of-way line of McCombs Avenue, which point is 49.71 feet south of the centerline of Sunrise Avenue; thence South 4° 51' 12" West 115.06 feet to a point in said right-of-way line. Said point is the beginning of a curve, with a radius of 20 feet; thence with said curve in a westerly direction

31.65 feet to a point which lies in the northern right-of-way line of an alley; thence North 84° 29' 20" West 179.77 feet to a point; thence North 4° 51' 12" East 160.00 feet to a point. Said point being in the south right-of-way line of Sunrise Avenue; thence South 84° 29' 20" East 175.29 feet to a point. Said point is the beginning of a curve with a radius of 25 feet; thence with said curve in a southerly direction 38.98 feet to the point of beginning.

Being the same property conveyed to Radnor Baptist Towers, Inc. by deed from Radnor Baptist Church of Nashville, Tennessee of record in Book 5174, page 334 and re-recorded in Book 5195, page 469, Register's Office for Davidson County, Tennessee.

* * * * * * * * * * *

ALSO CONVEYED HEREIN:

TRACT III:

Being Lot No. 34 on the Plan of P. S. Stump's Subdivision of Sunrise Heights, as of record in Book 421, page 17, Register's Office, Davidson County, Tennessee. Said Lot No. 34 fronts 50 feet on the southerly side of Sunrise Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Radnor Baptist Towers, Inc. by Deed from Edward C. Johnson and wife, Mary Jo Johnson of record in Book 5585, page 751, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being Lots No. 36 and 37 on the Plan of P. S. Stump's Subdivision of Sunrise Heights, as of record in Book 421, page 17, Register's Office for said County. Said Lot No. 37 fronts 50 feet on the southerly side of Sunrise Avenue and runs back between parallel lines 160 feet to an alley. Said Lot No. 36 fronts 50 feet on the southerly side of Sunrise Avenue and runs back between parallel lines 150 feet to an alley.

Lots No. 36 and 37 being the same property which was conveyed to Radnor Baptist Towers, Inc. by William R. Blaylock and wife, Sue R. Blaylock by Deed dated October 6, 1980 and recorded in Book 5678, page 775, Register's Office for Davidson County, Tennessee.

TRACT V:

Being Lot No. 35 on the Plan of P. S. Stump's Subdivision of Sunrise Heights, as of record in Book 421, Page 17, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the southerly side of Sunrise Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Radnor Baptist Towers, Inc. by deed from William R. Blaylock and wife, Sue R. Blaylock by deed of record in Book 6909, page 996, Register's Office for Davidson County, Tennessee.

Exhibit B

1. Deed of Trust of record in Book 5496, page 534, R.O.D.C.

2. Amendment to deed of trust in Book 5767, page 802, R.O.D.C.

3. Regulatory Agreement in Book 5495, page 425, R.O.D.C.

4. UCC financing statement in Book 5496, page 549, R.O.D.C. (Apparently expired)

5. Second Amendment to deed of trust in Book 6909, page 996, R.O.D.C.

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

5,263,113.92 cons.
14736.28 CSTAX
.50 PRFE
10.00 MOR
CHECK 14758 .10-
350BA 12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78694

IDENTIFI REFERENCE

Dec 31 3 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29220