THIS INSTRUMENT PREPARED BY: Robert A. Finley, Esquire
Post Office Box 442
Knoxville, TN 37901

Map & Parcel
128-72
128-77
142-21

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THIS INDENTURE, made this 19th day of ~~November~~ December A. D. 1986,

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between ELKINGTON AND KELTNER GROUP, INC., a Delaware corporation with offices in Shelby County, **in the State of** Tennessee, party **of the first part, and** ROBERTSON HIGHLAND ASSOCIATES, a Tennessee Joint Venture composed of Elkington and Keltner Group, Inc., and R H Development Company, Inc.,

of Shelby County, Tennessee,

party **of the second part.**

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

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IDENTIFICATION REFERENCE

JAN 23 3 41 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

has bargained, sold, remised, released, and QUIT-CLAIMED, and do es hereby bargain, sell remise, release, and QUIT-CLAIM unto the said party of the second part, the following real estate described on Exhibit A which is attached hereto and made a part hereof.

BEING the same property conveyed to Elkington & Keltner Group, Inc., by American Building Company, by deed dated December 26, 1985, of record in the Office of the Register of Deeds for Davidson County, Tennessee, in Deed Book 6750, Page 569.

EXHIBIT "A"

LEGAL DESCRIPTION

SURVEYOR'S DESCRIPTION

TRACT I
CRONUS ABC, INC.

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, portions of property bounded on the west by Old Hickory Boulevard and on the south by U.S. Highway 70-S, more particularly described as follows:

Beginning at a concrete monument in the north margin of U.S. Highway 70-S and the southeast corner of the Belle Forest Properties;

Thence, leaving 70-S, N 25° 33' W, 469.5 feet to an iron pin;

Thence, N 32° 43' E, 252.1 feet to the southeast corner of the Belle Forest Condominiums;

Thence, with the east line of said Condominiums as follows:

N 27° 52' E, 529.3 feet to an iron pin;
N 34° 10' E, 464.9 feet to an iron pin;
N 23° 23' E, 450.0 feet to an iron pin;
N 47° 27' E, 519.7 feet to an iron pin;
N 30° 29' E, 330.2 feet to an iron pin;
N 38° 32' E, 400.0 feet to an iron pin;
N 33° 32' E, 359.9 feet to an iron pin; in the northeast corner of the Condominiums;

Thence, N 56° 05' W, 90.1 feet;

Thence, N 40° 52' E, 303.9 feet to the northeast corner of the Belle Wood, Inc. and Kimbrough Hil Property;

Thence, with the north line of said property, N 49° 03' W, 803.5 feet;

Thence, S 86° 21' W, 1796.9 feet to the easterly margin of Old Hickory Boulevard;

Thence, with said Boulevard, N 03° 39' W, 785.1 feet;

Thence, N 86° 21' E, 10.0 feet;

Thence, N 03° 39' W, 100.0 feet;

Thence, with a curve to the left, having a central angle of 01° 20' 16", a radius of 1472.4 feet, and a distance of 34.37 feet;

Thence, leaving Old Hickory Boulevard and around the James Robertson Home Site as follows:

N 38° 15' E, 350.01 feet;
N 46° 52' E, 120.0 feet;
N 47° 09' E, 143.46 feet;
N 10° 53' W, 168.49 feet;

N 41° 14' W, 242.31 feet;
S 84° 09' W, 174.35 feet;
S 16° 52' W, 120.0 feet;
S 08° 33' W, 214.71 feet;
S 41° 59' W, 107.87 feet to the easterly margin of Old Hickory Boulevard;

Thence, with said Boulevard, northwesterly with a curve to the left, having a central angle of 09° 26' 45", a radius of 1462.4 feet, and a distance of 241.09 feet;

Thence, N 60° 21' E, 5.0 feet;

Thence, with a curve to the left, having a central angle of 08° 00', a radius of 1467.4 feet, and a distance of 204.89 feet;

Thence, N 52° 21' E, 20.0 feet;

Thence, with a curve to the left, having a central angle of 08° 00', a radius of 1487.4 feet, and a distance of 207.68 feet;

Thence, S 44° 21' W, 25.0 feet;

Thence, with a curve to the left, having a central angle of 03° 29', a radius of 1462.4 feet, and a distance of 88.91 feet;

Thence, N 49° 08' W, 366.5 feet;

Thence, N 40° 52' E, 40.00 feet;

Thence, with a curve to the right, having a central angle of 00° 43' 52", a radius of 1362.4 feet, and a distance of 17.39 feet;

Thence, leaving Old Hickory Boulevard, S 86° 09' E, 1387.9 feet;

Thence, S 88° 40' E, 1608.8 feet;

Thence, N 05° 14' E, 688.3 feet;

Thence, with West Meade Farms Subdivision as follows:

S 68° 28' E, 165.9 feet to a concrete monument;
N 82° 46' E, 255.2 feet;
N 75° 56' E, 121.6 feet;
S 25° 52' E, 25.9 feet;
S 60° 14' E, 171.3 feet;
S 51° 34' E, 255.8 feet;
S 64° 17' E, 295.3 feet to an iron pin;
S 25° 29' E, 313.7 feet to an iron pin;
S 55° 27' E, 141.8 feet;
S 58° 39' E, 373.7 feet to an iron pin;
S 46° 20' E, 632.7 feet to a concrete monument;
S 57° 48' E, 125.9 feet to a point in said subdivision boundary and a corner to A.T. Levine, Jr.

Thence, with said Levine property as follows:

S 63° 24' W, 854.2 feet;
S 38° 24' W, 200.8 feet;
S 17° 08' W, 351.1 feet;
S 5° 30' W, 273.3 feet;
S 32° 12' W, 408.2 feet;
S 20° 07' W, 1592.3 feet to a point, a corner to said Levine and H. W. Wells;

Thence, with Wells' line as follows:

N 61° 16' W, 401.8 feet to a point;
S 56° 27' W, 352.9 feet to a point;
S 35° 57' W, 315.7 feet to a point;
S 64° 26' W, 206.4 feet to a point;
S 21° 50' W, 47.0 feet to a point;

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Thence, with Wells, Wilson, Putnam and Dillon, S 02° 31' W, 1270.5 feet to the north margin of U.S. Highway 70-S;

Thence, with said margin as follows:

S 64° 47' W, 343.0 feet to a point;
N 25° 13' W, 40.0 feet to a point;
S 64° 47' W, 550.0 feet to a point;
S 25° 13' E, 40.0 feet to a point;
S 64° 47' W, 162.0 feet to the point of beginning.

Containing 272.84 acres, more or less.

SURVEYOR'S DESCRIPTION

TRACT II
CRONUS ABC, INC.

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Old Hickory Boulevard and located north of U.S. Highway 70-S, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard and the northeast corner of the Phillip L. Davis et al property;

Thence, N 84° 53' W, 1073.2 feet;

Thence, N 06° 25' E, 1080.6 feet to an iron pin;

Thence, N 56° 45' E, 369.0 feet;

Thence, N 55° 45' E, 100.0 feet;

Thence, N 35° 45' E, 294.5 feet to the westerly margin of Old Hickory Boulevard.

Thence, with said Boulevard and with a curve to the right, having a central angle of 09° 50' 32", a radius of 1387.40 feet, and a distance of 238.31 feet;

Thence, N 60° 21' E, 15.0 feet;

hence, southerly with a curve to the right, having a central angle of 26° 00', a radius of 1402.40 feet, and a distance of 636.39 feet;

hence, S 03° 39' E, 500.00 feet;

hence, S 86° 21' W, 5.0 feet;

hence, S 03° 39' E, 200.0 feet;

hence, N 86° 21' E, 5.0 feet;

Thence, S 03° 39' E, 175.9 feet to the point of beginning,

Containing 29.44 acres, more or less.

SURVEYOR'S DESCRIPTION

TRACT III

CRONUS ABC, INC.

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Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Old Hickory Boulevard and located north of U.S. Highway 70-S, more particularly described as follows:

Beginning at a fence post in the westerly margin of Old Hickory Boulevard 2690 feet, more or less, from the north margin of U.S. Highway 70-S;

Thence, S 73° 20' W, 315.3 feet;

Thence, S 78° 59' W, 202.4 feet;

Thence, N 03° 58' E, 1057.3 feet to the westerly margin of Old Hickory Boulevard;

Thence, southeasterly, with a curve to the left, having a central angle of 15° 51', a radius of 1462.40 feet, and a distance of 506.64 feet;

Thence, S 29° 52' E, 422.1 feet;

Thence, with a curve to the right, having a central angle of 03° 58', a radius of 1402.40 feet, and a distance of 97.09 feet to the point of beginning.

Containing 5.38 acres, more or less.

and all the estate, right, title and interest of the party of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein

To Have and to Hold the said premises to the said party of the second part, heirs and assigns forever.

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IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

ELKINGTON AND KELTNER GROUP, INC. (L. S.)

By: (L. S.)

Its President (L. S.)

(L. S.)

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, JANIE V. WILSON, of the state and county aforesaid, personally appeared JOHN A. ELKINGTON, 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 Elkington and Keltner Group, Inc., the within named bargainor, a corporation, and that he as such PRESIDENT, 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 MEMPHIS, TENNESSEE, this 10th day of December, 1986.

Janie V. Wilson
Notary Public

JANIE V. WILSON NOTARY PUBLIC SHELBY CO. TN
MY COMMISSION EXPIRES JAN. 31, 1990

My commission expires:

RESPONSIBLE TAXPAYER:

Robertson Highland Associates

8 South Third St., Suite 400

Memphis, TN 38103

PROPERTY SUBJECT TO MORTGAGE HELD BY:

Leader Federal Savings & Loan Assn.
158 Madison Avenue
Memphis, TN 38103
AND
Commonwealth Mortgage Associates, Inc.
560 Colonial Road, Suite 202
Memphis, TN 38117

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

Robert A. Fuller
Affiant

Subscribed and sworn to before me this 21st day of January, 1987.

Patricia Hembree
Notary Public

My commission expires: 10-17-88

KNOX COUNTY TN REAL ESTATE TRANSFER TAX