This instrument prepared by
Ervin M. Entrekin, Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 7224 PAGE 642

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Southern Development Corp. d/b/a SDC of Tennessee, Inc. Suite 400, 3500 Oak Lawn ~~Nashville, Tennessee~~ Dallas, Tx 75219	SAME	Map 176 Parcels 17, 19 and 33

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged,

W. DONALD JENKINS, JR. and W. DONALD JENKINS, JR., TRUSTEE have this day bargained and sold and do hereby transfer and convey unto SOUTHERN DEVELOPMENT CORP. d/b/a/ SDC of Tennessee, Inc., a Texas corporation qualified to do business in Tennessee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT C

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee; and being further described as follows:

Beginning at a P.K. nail set in the northerly margin of Murfreesboro Pike; said nail being a common property corner of the J. D. Johnson property as recorded in Will Book 50, Page 153 R.O.D.C., TN, and the James R. McKinney property as recorded in Book 4952, Page 840 R.O.D.C., TN; said nail also being southeasterly 698.39 feet from the intersection of the centerline of Lavergne-Couchville Pike and the said margin of Murfreesboro Pike;

Thence, leaving the said margin of Murfreesboro Pike and with the easterly property line of the said Johnson property, the same being the westerly line of the said McKinney property, N. 71° 06' 18" E -200.08 feet to an existing iron pin;

Thence generally with a fence line N 71° 24' 49" E - 487.61 feet to an iron pin set; said iron pin being the northwest corner of the said McKinney property and also being the Point of Beginning of the herein described tract;

Thence, continuing with the said easterly property line of Johnson and generally with a fence line N 71° 24' 49" E - 207.73 feet to an existing iron pin;

Thence, N. 23° 48' 04" E - 309.28 feet to an existing iron pin;

Thence, N 09° 27' 51" E - 944.57 feet to an existing iron pin; said iron pin being the southeast corner of the Cecil J. Steve property as recorded in Book 5504, Page 122 R.O.D.C., TN;

Thence, leaving the said Johnson property and with the easterly property lines of the said Steve property, the A. R. Cole property as recorded in Book 2026, Page 509, R.O.D.C., TN, the G. B. Barrett property as recorded in Book 2283, Page 385, R.O.D.C., TN, the Harriel W. Barrett property as recorded in Book 5917, Page 435, R.O.D.C., TN, and a portion of the Walter C. Moore, Jr. property as recorded in Book 5673, Page 569 R.O.D.C., TN, N. 09° 13' 16" E -1,113.18 feet to an old existing axel; said axel further described as being the southwest corner of the Leslie Vantrease property as recorded in Book 4063, Page 299 R.O.D.C., TN;

Thence, leaving the said property line of Moore and with the southerly property line of Vantrease, and generally with a fence line, S 86° 24' 39" E - 612.23 feet to an old existing axel; said axel being the southeast corner of the said Vantrease property and also being the southwest corner of a 60 feet wide strip of land

belonging to W. Donald Jenkins, Jr. recorded in Book 6079, Page 365 and Book 4063, Page 299 R.O.D.C, TN;

Thence, leaving the said Vantrease property and with the southerly lines of the said Jenkins property, the Edward Newby property recorded in Book 4798, Page 75 R.O.D.C., TN, the Bobby C. Harden property recorded in Book 5921, Page 861, R.O.D.C., TN, and generally with a fence line, S 86° 26' 52" E - 670.94 feet to an old existing axel; said axel being Harden's southeast corner;

Thence, leaving Harden and with a westerly line of the W. Donald Jenkins property recorded in Book 5035, Page 165 R.O.D.C., TN, generally with a fence line, S 02° 45' 38" W - 1,005.27 feet to an existing iron pin at a fence corner post;

Thence, with a southerly line of the said Jenkins property and generally with a fence line S 82° 51' 46" E - 1396.00 feet to a point in the centerline of Hurricane Creek; said creek being the dividing line between Davidson county and Rutherford county;

Thence, leaving the said line of Jenkins and generally with the centerline meanders of the said county line and the said Hurricane Creek the following six calls: S 32° 34' 31" W - 335.17 feet to a point; thence S 37° 31' 59" W - 386.44 feet to a point; thence, S 17° 00' 49" W - 146.00 feet to a point; thence S 37° 06' 19" W -100.90 feet to a point; thence, S 56° 46' 19" W - 255.97 feet to a point; thence S 47° 24' 09" W - 191.17 to a point; said point being the southeast corner of a tract conveyed to the Metropolitan Government of Nashville, Davidson county, Tennessee for a Sewer Treatment Plant recorded in Book 4435, Page 9 R.O.D.C., TN;

Thence, leaving the centerline of the said Hurricane Creek and the said county line and with the easterly line of the said Sewer Treatment Plant property, N 02° 54' 19" E - 160.00 feet (passing a concrete witness monument at 40 feet) to an existing iron pin;

Thence, with the northerly line of the said Sewer Treatment Plant property, N 87° 05' 41" W - 561.75 feet to an existing iron pin located in a fence line;

Thence, with the westerly line of the said Sewer Treatment Plant property, S 02° 28' 51" W - 459.71 feet to an existing "X" mark cut in rock at the centerline of the aforementioned Hurricane Creek;

Thence, leaving the said Sewer Treatment Plant property and generally with the centerline meanders of the aforementioned county line and the said Hurricane Creek the following three calls: N 79° 21' 10" W - 239.78 feet to a point; thence, N. 88° 38' 10" W - 278.97 feet to a point; thence, S 69° 33' 55" W - 862.00 feet to a point; said point being the northeasterly corner of the aforementioned James R. McKinney property; said point also described as lying in the northerly margin of 100 foot wide Tennessee Valley Authority easement; said easement is parallel to and extends 100 foot south of the following described line;

Thence, leaving said county line and the said centerline of Hurricane Creek and with the northerly line of the said Tennessee Valley Authority easement N 46° 31' 05" W - 693.81 feet to the point of Beginning.

Containing approximately 114.41 Acres.

Being the same property conveyed to W. Donald Jenkins, Jr., recorded in Book 6079, Page 365 and Book 6079, Page 370 R.O.D.C., TN; and also being parcels 17 and 19 of Property Map 176 for said county.

TRACT C-1

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee; and being further described as follows:

Beginning at a P. K. nail set in the northerly margin of Murfreesboro Pike; said nail being most southeast corner of the J. D. Johnson property as recorded in Will Book 50, Page 153 R.O.D.C., TN; said nail also being southeastwardly 698.39 feet from the intersection of the centerline of Lavergne-Couchville Pike and the said margin of Murfreesboro Pike;

Thence, leaving the margin of Murfreesboro Pike and with the easterly property line of the said Johnson property N 71° 06' 18" E -200.08 feet to an existing iron pin;

Thence generally with a fence line, N 71° 24' 49" E - 487.61 feet to an iron pin set; said iron pin being situated on the northerly margin of a 100 foot wide Tennessee Valley Authority easement that is parallel to and extends 100 feet south of the following described line; said iron pin also being situated in the easterly line of the said Johnson property and is the southwest corner of the W. Donald Jenkins, Jr. property recorded in Book 6079, Page 365 R.O.D.C., TN;

Thence, leaving the said Johnson property line and with the northerly margin of the said Tennessee Valley Authority easement S 46° 31' 05" E - 693.81 feet to a point in the centerline of Hurricane Creek; said centerline is the division line between Davidson County and Rutherford County;

Thence, generally with the centerline meanders of the said County line and the said Hurricane Creek the following three calls: S 63° 50' 25" W - 82.75 feet to a point; thence S 59° 23' 44" W - 218.66 feet to a point; thence, S 80° 27' 01" W - 379.82 feet to an iron pin set in the aforementioned margin of Murfreesboro Pike;

Thence, leaving the said County line and the said centerline of Hurricane Creek and with said margin of Murfreesboro Pike, N 47° 53' 38" W - 698.03 feet to the point of Beginning.

Containing approximately 9.95 Acres.

Being the same property conveyed to W. Donald Jenkins, Jr., Trustee by deed from James R. McKinney recorded in Book 7044, Page 318, R.O.D.C., TN and being Parcel 33 of Map 176 for said county.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said SOUTHERN DEVELOPMENT CORP. d/b/a/ SDC of Tennessee, Inc., a Texas corporation qualified to do business in Tennessee, its successors and assigns forever, W. DONALD JENKINS, JR. and W. DONALD JENKINS, JR., TRUSTEE do further covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as otherwise indicated herein.

This conveyance is subject to the following:

1. All matters shown by survey by William Richard Ingram dated July 3, 1986 and revised 8/11/86, 10/29/86 and 1/23/87 including but not limted to the following:

(a) 100 ft. wide easement to the Tennessee Valley Authority across Parcel C-1 granted by decree recorded in Minute Book 86, page 429, Chancery Court of Nashville, Davidson County, Tennessee.
(b) 20 ft. wide easement to the Nasvhille Gas Company lying within the bounds of the above mentioned 100 ft. wide easement of record in Book 4897, page 209, R.O.D.C.
(c) Overhanging power lines affecting parcels C-1 and C.
(d) Easement for a 24 inch sewer line along a portion of Parcels C-1 & C, said sewer line being Metro Project Number 75-S-7.
(e) Unrecorded sewer easement to City of LaVergne dated April 12, 1983 for an 8 inch sewer line.
(f) existing rights of way across Parcels C-1 and C leading to an existing sewerage treatment plant established by instrument of record in Book 4435 at page 9, R.O.D.C.
(g) existing fence lines lying within and without the boundary lines of Parcel C and Parcel C-1.
(h) Easement 35 ft. in width for sanitary sewers and access road and other terms and provisions of record in Book 4435 at page 20, R.O.D.C.
(h) Easement granted to the Metropolitan Government of Nashville, Davidson County, Tennessee by instrument of record in Book 6952, page 830, R.O.D.C.

2. Easement for ingress and egress in, to and out of said property as described in Book 6079 at page 365, R.O.D.C., for persons, vehicles and other usual ordinary uses over that tract of land in the 2nd Civil District of Davidson

County, TN, bound in general by Four Corners Mobile Home Park on the east and by US Highway 41 on the west, said easement being of record in Book 4725 at page 961, R.O.D.C.

3. Terms and provisions as contained in Deed of Conveyance from McDowell Development Corporation and Cousins Mortgage and Equity Investments to the Metropolitan Goverment of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 5055 at page 441, R.O.D.C.

4. Rights of upper and lower riparian owners and easement for the natural flow of Hurricane Creek and tributaries or creeks leading thereto.

5. Easement to the Metropolitan Government of Nashville Davidson County for sanitary sewers and storm drainage of record in Book 7145, page 614, R.O.D.C.

6. Easement to the Metropolitan Government of Nashville Davidson County for sanitary sewers and storm draingage of record in Book 7145, page 618, R.O.D.C.

7. Unrecorded Option executed by W. Donald Jenkins, Jr. to the Metropolitan Government of Nashville Davidson County.

8. Rights of Radnor Water Works and/or Metropolitan Government of Nashville Davidson County, Tennessee, Department of Water and Sewerage Services, by reason of an unrecorded easement.

9. Rights regarding sewer taps to Hurricane Creek Treatment Plant under assignments of record in Book 5935, pages 708, 711, and 717 and Book 6008, page 756, Register's Office for Davidson County, Tennessee, notice of which was given to Metropolitan Department of Water and Sewerage by notice of record in Book 5935, pages 707, 714, and 715, said Register's Office.

10. It is understood that no sewer taps are being conveyed herein.

11. Taxes for 1987 a lien but not yet due and payable.

W. Donald Jenkins, Jr. and W. Donald Jenkins, Jr., Trustee do hereby declare the following agreement, covenant running with the land and binding upon the Grantee, Southern Development Corp. d/b/a SDC of Tennessee, Inc., its successors and assigns and all persons who are subsequent owners of the land as follows:

At such time as Grantee, or its successors or assigns, commences development of the proeprty, but in no event sooner than May 1, 1990, Grantors or their assigns may give Grantee notice in writing that Grantor desires access to water, sewer and gas utilities at a point within 500 feet of the boundary line of the property being retained by Grantor. Upon receipt of notice duly given in writing from Grantor, Grantee shall proceed within six (6) months to cause sewer, water and gas utilities to be installed at a point within the boundary of the subject property which point is not more than 500 feet from the boundary line of the property being retained by Grantor. Grantee shall give notice tc Grantor in writing within said six (6) months and grant Grantor reasonable access and dedicate such utility easement as the Metropolitan Nashville and Davidson County Planning Commission deems appropriate. Thereafter, Grantor shall have six (6) months within which to extend said utilities to Grantor's remaining property. Upon completion of the installation, Grantee shall record a dedication of the appropriate easement if same has not been recorded.

Grantors do further covenant and bind themsleves, their successors and assigns to warrant and forever defend the title to said real estate to the said Southern Development Corp. d/b/a SDC of Tennessee, Inc., its successors and assigns, against the lawful claims of all persons.

MARLENE JENKINS, wife of W. DONALD JENKINS, JR. joins in this conveyance only for the purpose of quitclaiming any interest she may have in the subject property.

IN WITNESS WHEREOF, this deed has been executed this 4 day of May, 1987.

W. DONALD JENKINS, JR.

MARLENE JENKINS

W. DONALD JENKINS, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. DONALD JENKINS, JR. and wife MARLENE JENKINS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of May, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/2/90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. DONALD JENKINS, JR., TRUSTEE, with full power, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of May, 1987.

2188 0 IDENTIFICATION REFERENCE NO. MAY 5 8 31 AM '87 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN RUSH

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/2/90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $2,028,200.

Subscribed and sworn to before me, this the 4th day of May, 1987.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/2/90
(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 7224 PAGE 647

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
		2,028,200.00 CONV.		

5678.96 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 5694.46-
2634A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2188.0

IDENTIFICATION REFERENCE

MAY 5 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77266