Please Return to Box 21.

BOOK 7252 PAGE 124

MAP AND PARCEL NO.: TRACT I: Map 108, Parcel 138; Map 108, Parcel 142; Map 108, Parcel 137, and Map 108, Parcel 210. TRACT II: Map 108-12, Parcel 71; Map 108-12, Parcel 72; Map 108-12, Parcel 73; Map 108-12, Parcel 74; Map 108-12, Parcel 75; Map 108-12, Parcel 76; Map 108-12, Parcel 77; Map 108-12, Parcel 78; Map 108-12, Parcel 79; Map 108-12, Parcel 80; Map 108-12, Parcel 81; and Map 108-12, Parcel 82.

Address New Owner as follows:

TennSouth-Davis Properties, Ltd.
3401 West End, Suite 302
Nashville, Tennessee 37203

Send tax bills to:

Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELM HILL BUILDERS, INC.**, a Tennessee corporation, and **LAKEVIEW HILLS COMPANY**, a Tennessee general partnership, with the entire partnership interest having been acquired and now owned by Eugene P. Davis, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TENNSOUTH-DAVIS PROPERTIES, LTD.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered, except for those encumbrances, liens, restrictions, easements and other matters shown on Exhibit "B" attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

SAUNDRA LOUISE DAVIS, being the spouse of **EUGENE P. DAVIS**, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of May, 1987.

ELM HILL BUILDERS, INC.

By: Eugene P. Davis, President

LAKEVIEW HILLS COMPANY

By: Eugene P. Davis, Partner

SAUNDRA LOUISE DAVIS

EUGENE P. DAVIS

30985

IDENTIFICATION REFERENCE

MAY 29 2 19 PM '87

FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TN

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 EUGENE P. DAVIS, 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 Elm Hill Builders, Inc., the bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st day of May, 1987.

NOTARY PUBLIC

My commission expires: 1-21-90

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 EUGENE P. DAVIS, 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 partner of Lakeview Hills Company, the bargainor, a Tennessee general partnership, and that as such partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of May, 1987.

NOTARY PUBLIC

My commission expires: 1-21-90

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 EUGENE P. DAVIS and wife, SAUNDRA LOUISE DAVIS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of May, 1987.

NOTARY PUBLIC

My commission expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,094,250.00.

AFFIANT

Sworn to and subscribed before me this the 21st day of May, 1987.

NOTARY PUBLIC
My commission expires: 1-21-90

This instrument was prepared by:
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

Two tracts of land located in Davidson County, Tennessee and more particularly described as follows:

TRACT I: Land in the 2nd (formerly 3rd) Civil District, Davidson County, Tennessee, described according to a survey by McConnell Engineering, dated 9-29-86, as follows:

Beginning at a point on the westerly right-of-way of Timber Valley Drive, being 1,655.73 feet (along 50 foot right-of-way) south of the centerline of Elm Hill Pike, said point being the beginning of a curve, as shown on the plat of Timber Lake, Section 1, recorded in Book 6250, page 219, R.O.D.C., Tenn.;

Thence, with said right-of-way (now being 60 feet), a length of 301.08 feet, along a 744.89 feet radius curve, which chord bears S 13°-32'-30" E 299.03; Thence, S 25°-12'-22" E - 401.47 feet to the beginning of a 630.00 feet radius curve to the left, which chord bears S 30°-24'-21" E -115.724 feet; Thence, along said curve, a length of 115.89 feet to a point in fence at the northeast corner of Lot 116 of East Lake, Section 4, recorded in Book 5800, page 245, R.O.D.C., Tenn.;

Thence, along lines of Section 4: S 53°-33'-27" W - 139.70 feet to an old iron rod; Thence S 42°-08'-36" E - 87.34 feet; Thence, S 57°-55'-15" E -92.34 feet to an old iron rod; Thence, S 46°-51'-47" E - 90.07 feet to an old iron rod; Thence, S 56°-18'-49" E - 60.83 feet to an old iron rod; Thence, S 46°-52'-38" E - 100.0 feet; Thence, S 01°-26'-07" W - 60.27 feet to an old iron rod; Thence, N 84°-41'-24" E -60.16 feet; Thence, S 46°-52'-19" E - 247.84 feet to an old iron rod (passing iron rods at 100.34 feet and 49.61 feet respectively); Thence, S 03°-33'-32" E - 62.47 feet to the beginning of a 797.00 feet radius curve, concave to the right, which chord bears S 30°-51'-00" E - 308.86 feet; Thence, along said curve, a length of 310.83 feet; Thence, S 70°-09'-26" E - 57.31 feet; Thence, N 72°-48'-17" E - 160.00 feet (passing an old concrete monument at 100.00 feet) (both points being right-of-ways of the southerly terminus of Timber Valley Drive); Thence, a length of 57.26 feet, along a 1,002.00 feet radius curve, concave to the left, which chord bears N 18°-49'-57" W - 57.25 feet; Thence, N 69°-31'-50" E - 110.00 feet; Thence, N 27°-18'-26" W - 107.39 feet; Thence, N 28°-15'-13" W - 50.01 feet; Thence, N 27° -18'-26" W - 114.75 feet; Thence, N 08°-37'-50" E - 54.16 feet; Thence, N 40°-53'-35" W - 129.30 feet to an old iron rod; Thence, N 42°-21'-53" W -25.29 feet to an old iron rod on the northeasterly line of Lot 50, said rod also being the southwest corner of Lot 80 as shown on the plat of Quail Valley, Section 4, recorded in Book 5200, page 521, R.O.D.C., Tenn.;

Thence, along lines of Quail Valley, Section 4: N 54°-29'-56" E - 157.64 feet; Thence, S 83°-01'-03" E - 86.19 feet; Thence, N 10°-38'-37" E -116.08 feet to an old iron rod being the south corner of the Priest Lake Limited Partnership property, recorded in Book 5737, page 652, R.O.D.C., Tenn.;

Thence, N 10°-58'-48" E - 115.88 feet (passing the southeast corner of Lot 95 at 58.16 feet) to the southwest corner of Lot 94, said lots shown on the as yet unrecorded plat of Trailwood, Section 4;

Thence, along the south line of Trailwood, S 73°-29'-25" E - 1,205.28 feet to an old iron rod being the southeast corner of Trailwood, the southwest corner of the Fred L. Zimmerman, et ux property, recorded in Book 5693, page 529, R.O.D.C., Tenn., also the northwest corner of the Lloyd R. Baker, et ux property, recorded in Book 5384, page 818, R.O.D.C., Tenn.;

Thence, S 07°-09'-24" W - 277.92 feet to a fence intersection being the southwest corner of the James A. McKanna, et al property, recorded in Book 5384, page 244, R.O.D.C., Tenn.;

Thence, S 08°-04'-38" W - 206.35 feet to an old iron rod at a fence intersection being the southwest corner of the Boyd and Helen Coffee property, recorded in Book 5382, page 716, R.O.D.C., Tenn.;

Thence, S 07°-49'-45" W - 350.99 feet to a fence intersection at the southwest corner of the George E. Welch, et ux property, recorded in Book 5003, page 944, R.O.D.C., Tenn.;

Thence, S 07°-20'-40" W - 599.86 feet to an old iron rod on the west line of the William M. Colson, et ux property, recorded in Book 5037, page 599, R.O.D.C., Tenn.; said rod also being the northeast corner of the William M. Colson, et ux property recorded in Book 5822, page 769, R.O.D.C., Tenn.;

Thence, along Colson's north line, N 78°-48'-08" W - 314.44 feet to the northeast corner of Percy Priest Woods, Section 3 Revised, recorded in Book 5200, page 789, R.O.D.C., Tenn.;

Thence, along the north line of Percy Priest Woods: N 77°-35'-55" W -25.08 feet to an old iron rod; Thence, N 78°-45'-11" W - 1,002.62 feet (passing the northwest corner of Section 3 of 583.16 feet) to the northwest corner of Percy Priest Woods, Section 2, recorded in Book 5800, page 259, R.O.D.C., Tenn.; Thence, N 79°-36'-30" W - 695.40 feet to an old iron rod being the northwest corner of Percy Priest Woods, Section 4, recorded in Book 6250, page 356, R.O.D.C., Tenn.; said rod also being the northeast corner of the Kodill Properties land, recorded in Book 4965, page 730, R.O.D.C., Tenn.;

Thence, along Kodill's north line: N 79°-36'-35" W - 394.85 feet to an old iron rod at a post; Thence, S 09°-25'-45" W - 245.91 feet to an old iron rod at a post; Thence, N 82°-48'-09" W - 1,192.04 feet to an old iron rod at a fence intersection on the east line of the Metro Nashville Airport Authority (MNAA) property, recorded in Book 5042, page 711, R.O.D.C., Tenn.;

Thence, along the east line of various MNAA tracts: N 07°-54'-17" E -812.69 feet to an old iron rod; Thence, N 07°-19'-17" E - 693.16 feet to a large stone at a fence intersection, being the northeast corner of the MNAA tract recorded in Book 6264, page 353, R.O.D.C., Tenn. and also being the south line of the Andrew Davis property, recorded in Book 1451, page 573, R.O.D.C., Tenn.;

Thence, along Davis' south line, S 82°-10'-19" E - 400.87 feet to a stone at a fence intersection, being the southwest corner of the Guy P. McFarland, et al property, recorded in Book 2707, page 627, R.O.D.C., Tenn.;

Thence, along McFarland's south and east line: S 82°-43'-07" E - 693.52 feet to an old iron rod at a fence corner; Thence, N 07°-27'-21" E -882.33 feet to the point of beginning.

Containing 116.09 acres.

Being a part of the same property conveyed to Elm Hill Builders, Inc., a Tennessee corporation, by deed of record in Book 5925, page 964, Register's Office for Davidson County, Tennessee, and to Lakeview Hills Company, a partnership, by deed of record in Book 5967, page 158, said Register's Office.

TRACT II: Being Lot Nos. 49, 50, 51, 52, 53, 54, 104, 105, 106, 107, 108 and 109 as shown on the Plat of East Lake, Section IV, as of record in Plat Book 5800, page 245, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Elm Hill Builders, Inc., a corporation, by deed from Priest Lake Limited Partnership, a Tennessee limited partnership, of record in Book 5925, page 964, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. (TRACTS I AND II) Taxes for the year 1987 which have been assumed by the Grantee.

2. (TRACT II) Owner's certificate, minimum building setback lines, public utility and drainage easements, and other matters shown on the plan of record in Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for the locations and dimensions thereof.

3. (TRACTS I AND II) Easement for sanitary sewers and/or storm drainage of record in Book 5795, page 181, said Register's Office.

4. (TRACTS I AND II) Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, said Register's Office.

5. (TRACTS I AND II) Deed of conveyance of sewer lines of record in Book 5807, page 381, said Register's Office.

6. (TRACT I and II) Unrecorded easement for sanitary sewer dated June 19, 1980 and referred to in deed of record in Book 5658, page 984, said Register's Office.

7. Rights of way of any roads, streets or highways encompassed within the boundaries of the property.

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

RECEIVED OF _____

FOR _____

BOOK 7252 PAGE 129

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
		3,094,250.00 Conv.		

	8663.76	CSTAX
	.50	PRFEE
	15.00	TDFEE
VD	15.00-	TDFEE
	15.00	MDFEE
	CHECK	8679.26-
3034A05/29/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30985

IDENTIFICATION REFERENCE

MAY 29 2 14 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87467