BOOK 7404 PAGE 216 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,190.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 1987.

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew, P.A. 424 Church St., 28th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waterford Joint Venture (NAME)	Waterford Joint Venture (NAME)	Map 53
5115 Maryland Way (STREET ADDRESS OR ROUTE NUMBER)	5115 Maryland Way (STREET ADDRESS)	Parcel 10
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (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, WE, John Sam Caldwell and Peter Perry, both unmarried men

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Waterford Joint Venture, a joint venture comprised of Tennessee General Properties, Inc., and Rampart Properties, Inc.

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

See Exhibit A attached hereto and incorporated herein by this reference.

8 2 8 3 0

IDENTIFICATION

Nov 16 2 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (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 GRANTEES, 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 our hands this day of November, 1987

John Sam Caldwell

Peter Perry

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John Sam Caldwell and Peter Perry

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November 1987.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John Sam Caldwell and Peter Perry

TO
Waterford Joint Venture

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

State of Tennessee,)
County of Davidson)

On this 16th day of November, 1987, before me personally appeared, Penny Harrington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Sam Caldwell and Peter Perry, acknowledged that she executed the same as the free act and deed of said Penny Harrington. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1987.

Kathryn B. Lea
Notary Public

Commission expires 7-13-91

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

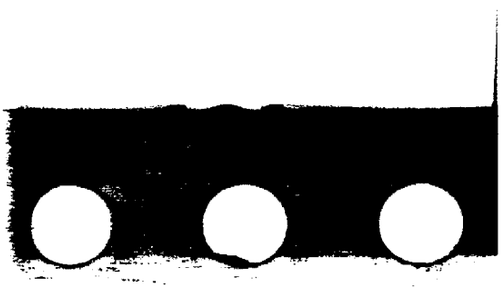
BEGINNING at a found concrete monument in the southwest corner of Fairway View Subdivision, Section One, as recorded in Deed Book 3106, page 111, Register's Office of Davidson County;

THENCE South 83 degrees 36 minutes 05 seconds East for a distance of 327.60 fet to a found concrete monument, the southeast corner of Fairway View, Section One, the west line of Fairway View, Section Two;
THENCE South 12 degrees 45 minutes 01 seconds West for a distance of 173.80 feet to a found concrete monument;
THENCE South 15 degrees 57 minutes 00 seconds East for a distance of 1337.93 feet to a found concrete monument;
THENCE South 23 degrees 12 minutes 00 seconds East for a distance of 88.53 feet;
THENCE South 32 degrees 31 minutes 00 seconds East for a distance of 396.60 feet;
THENCE South 29 degrees 34 minutes 00 seconds East for a distance of 590.05 feet;
THENCE North 59 degrees 30 minutes 00 seconds East for a distance of 294.63 feet to the south margin of Hurst Drive;
THENCE South 30 degrees 29 minutes 00 seconds East for a distance of 213.86 feet;
THENCE South 72 degrees 26 minutes 00 seconds East for a distance of 431.60 feet to the west bank of a branch;
THENCE South 02 degrees 07 minutes 00 seconds East for a distance of 152.90 feet;
THENCE South 05 degrees 50 minutes 00 seconds West for a distance of 52.80 feet;
THENCE South 25 degrees 30 minutes 00 seconds West for a distance of 221.50 feet;
THENCE South 33 degrees 16 minutes 00 seconds West for a distance of 148.20 feet;
THENCE South 43 degrees 20 minutes 00 seconds West for a distance of 151.00 feet;
THENCE South 50 degrees 02 minutes 00 seconds West for a distance of 113.50 feet;
THENCE South 34 degrees 52 minutes 00 seconds West, for a distance of 114.70 feet;
THENCE South 00 degrees 52 minutes 00 seconds West for a distance of 113.50 feet;
THENCE South 33 degrees 29 minutes 00 seconds East for a distance of 28.60 feet;
THENCE South 03 degrees 16 minutes 00 seconds East for a distance of 94.10 feet;
THENCE South 25 degrees 23 minutes 00 seconds West, for a distance of 82.90 feet;
THENCE South 32 degrees 47 minutes 16 seconds West for a distance of 1025.44 feet to a found iron pin on the bank of the Cumberland River;
THENCE North 71 degrees 42 minutes 45 seconds West for a distance of 137.65 feet to a found iron pin;
THENCE North 39 degrees 29 minutes 57 seconds West for a distance of 754.03 feet to a found iron pin;
THENCE North 41 degrees 12 minutes 12 seconds West for a distance of 1109.20 feet to a found iron pin on the bank of said river;
THENCE North 06 degrees 55 minutes 55 seconds East for a distance of 3124.02 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 116.1269 acres more or less.

Being the same property conveyed to Nathan G. Caldwell and wife Camilla J. Caldwell by deed from J.R. Coarsey, Trustee, et al, of record in Book 3501, page 13. Thereafter, Nathan G. Caldwell and wife Camilla J. Caldwell conveyed an undivided one-half (1/2) interest to Jennings Perry in Book 3499, page 634. Nathan G. Caldwell died 2-11-85 and Camilla J. Caldwell 3-29-85. Pursuant to Camilla J. Caldwell's Last Will & Testament of record in Will Book 37, page 31, County Clerk's Office for Sumner County, Tennessee, and of record in Book 7218, page 312, Register's Office for Davidson County, Tennessee, her interest was devised to John Sam Caldwell. Jennings Perry died on 6-20-87 and his will of record in Will Book 159, page 670, Probate Clerk's Office for Davidson County, Tennessee, devised his interest to Peter Perry.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

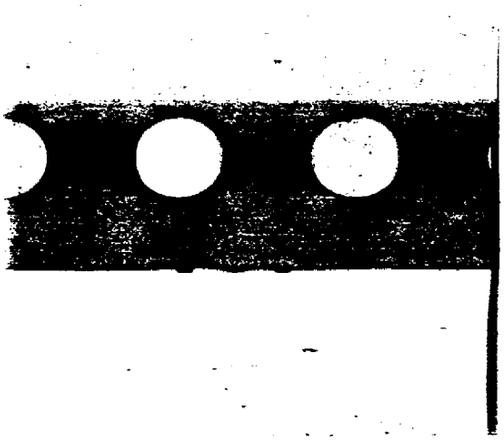
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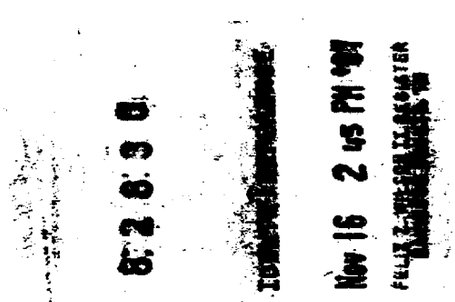
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

174190.50- CAMT.
487.76 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 500.26-
2999A11/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





No. 36181