This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

New Owners:	Send Tax Bill	Map-Parcel No.:
Sixty-Three Acre Associates, Ltd., a Tennessee Limited Partnership 4802 Old Hickory Blvd. Hermitage, TN 37076	Same	Map 86 Parcels 50 and 51

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, C. Hooper Development Company, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Sixty-Three Acre Associates, Ltd., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1987 taxes prorated and assumed by Grantee.

2. Permit from Nora Johnson Cantrell and husband, D.W. Cantrell, to Southern Bell Telephone and Telegraph Company of record in Book 1174, Page 306, Register's Office for Davidson County, Tennessee, to cut, top and trim all trees and undergrowth so as to clear at least 23 feet of the wires on or adjacent to subject property.

3. Easement for flow of Stones River and Stones Creek.

4. A perpetual flowage easement granted to the United States of America as set forth in Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 2281, Page 177, Register's Office for Davidson County, Tennessee, in connection with Cheatham Lock and Dam Project, being Tract Nos. S-1931-1-E, S-1931-2-E, S-1941-1-3 and S-1942-2-E.

5. Title to that portion of the premises within which the bounds of that property as set forth and vested in the United States of America by Judgment of the United States District Court, Middle

Tennessee District, a certified copy of which appears of record in Book 565, Page 197, Register's Office for Davidson County, Tennessee, for a railroad right-of-way.

6. The Plan of record in Book 4175, Page 117, Register's Office for Davidson County, Tennessee, shows an owner's certificate, and a note stating minimum building setback line to be established by the Health Department before building permit is issued and the following:

NOTE NO. 1: "We the owners of the 41.48 acre tract agree that his acreage shall be used in conjunction with the adjacent property that we own in the west with access by way of a railroad underpass and a 50-foot access easement across the Louisville and Nashville railroad right-of-way and fronting on Bradau Road. This tract shall not be used as a separate tie until otherwise approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee."

NOTE NO. 2: "No building shall be constructed on either subject site until such area is filled to exceed the 420-foot minimum flood of record regulated contour line as indicated on this Plat and approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee."

7. Subject to any Indian Graves located on subject property.

Grantor reserves the right to remove from the Property herein conveyed dirt and/or rock as provided for in the Agreement between Grantor and Grantee.

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, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 18 day of Nov, 1987.

C. HOOPER DEVELOPMENT COMPANY

By: _____
C.E. Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, C. E. Hooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary-Treasurer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of November, 1987.

Linda P. Turner
Notary Public

My Commission Expires: Sept. 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $799,192.50.

[illegible]
Affiant

Sworn to and subscribed before me this the 18th day of November, 1987.

Linda P. Turner
Notary Public

My Commission Expires: Sept. 11, 1990

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT NO. 3:
A tract of land in the 4th Civil District of Davidson County, Tennessee, shown as Reserved Parcel A on the Plan of Oasis-Rainey Industrial Lands as of record in Book 4175, page 117, Register's Office for said county, being described according to an unrecorded survey dated the 15th day of July, 1966, by Hickerson and Pleasant Engineering Company, as follows:

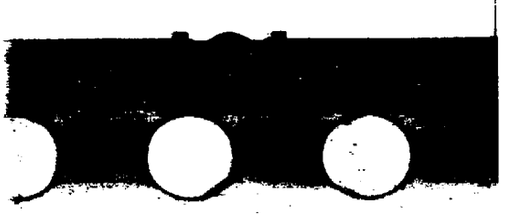
BEGINNING at a point in the center line of Stones Creek at its intersection with the easterly edge of the Tennessee Central Railroad right-of-way; thence with said easterly edge of said Tennessee Central Railroad right-of-way North 17 deg. 50 min. East 1270 feet to a point; thence leaving said right-of-way South 87 deg. 45 min. East 286 feet to a point; thence North 70 deg. 00 min. East 267 feet to a point; thence North 75 deg. 45 min. East 568 feet to a point near the westerly bank of Stones Creek; thence with a line which crosses said creek South 1 deg. 40 min. West 1580 feet to a point; thence South 51 deg. 40 min. West 286 feet to a point in Stones Creek; thence with said Creek North 77 deg. 30 min. West 1239 feet to the point of beginning and containing 41.48 acres, more or less.

TRACT IV:
Land lying and being in the 4th Civil District of Davidson County, Tennessee, shown as Tract 1 on the Plan of the Oasis-Raney Industrial Lands of record in Book 4175, page 117, Register's Office for said County, and described according to a survey made by Tennessee Valley Engineers, Inc., September, 1967, as follows, to-wit:

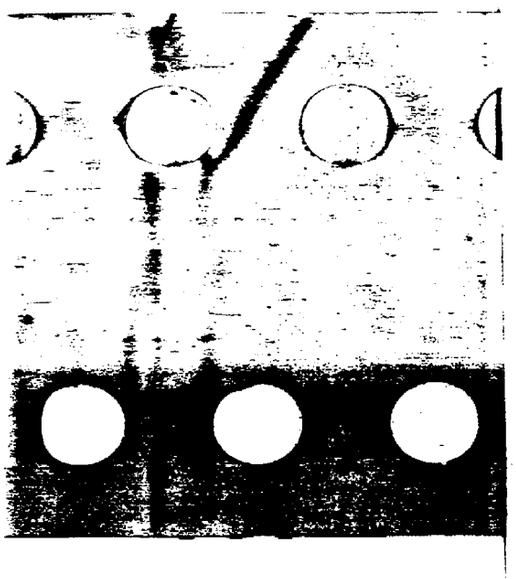
BEGINNING at a point in the southerly margin of Central Pike, said point being located on the easterly boundary line of Tennessee Central Railroad property; thence along the southerly margin of Central Pike, South 77 deg. 15 min. East 390.0 feet to a point; thence continuing along the southerly margin of Central Pike in an easterly direction 227.1 feet to a point; thence leaving Central Pike, South 36 deg. 00 min. East 90.0 feet to a point; thence South 77 deg. 00 min. East 56.5 feet to Old Pier Base; thence South 4 deg. 17 min. West 720.5 feet to a point; thence South 73 deg. 30 min. West 950.0 feet to a point; thence North 88 deg. 21 min. West 301.5 feet to a point in the easterly boundary line of Tennessee Central Railroad property; thence along said railroad property North 17 deg. 39 min. East 378.0 feet to a point; thence continuing along the said railroad property in northerly direction 959.6 feet to a point; thence North 37 deg. 00 min. East 14.4 feet to the point of beginning, containing 24.43 acres, more or less.

Being part of the same property conveyed to C. Hooper Development Company, Inc., by deed from Robert J. Baltz, Jr., Trustee, Robert J. Baltz, Jr., Unmarried, Dennis L. Baltz and wife, Marie Baltz, Reba Baltz, Unmarried, Frank J. Baltz and wife, Frances A. Baltz, John P. Baltz and wife, Joyce Baltz, Richard P. Baltz and Douglas P. Baltz, Co-Executors of the Estate of Douglas M. Baltz, of record in Book 6951, Page 374, Register's Office for Davidson County, Tennessee.

CLOSED
IDENTIFICATION REFERENCE
8 4 3 6 5
Nov 20 12 14 PM '81
DAVIDSON COUNTY, TN







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 507

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

999132.50- CAMT.
2797.75 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2810.25-
4777A11/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.3.6.5.

IDENTIFICATION REFERENCE

Nov 20 12 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37917