Box 58

BOOK 7472 PAGE 798

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

CITY OF BRENTWOOD

TO

RITZEN GROUP VENTURE PARTNERS, LTD.,
a Tennessee Limited Partnership

For draftsman's use

This instrument prepared by:
Dewey Pedigo, Jr.
Attorney at Law
301 Stahlman Building
Nashville, Tennessee. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RITZEN GROUP VENTURE PARTNERS, LTD (NAME)	OWNER (NAME)	Map 171
116 Wilson Pike, Suite 202 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 5 Map 11-B-6 Parcel 26
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 1,240,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1988.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

For and in Consideration of the sum of ONE MILLION TWO HUNDRED FORTY THOUSAND and no/100----------($1,240,000.00)---------- **DOLLARS**

Cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged.

9363 02/19 0101 03CHECK 3481.50

06 1 93

IDENTIFICATION REFERENCE

FEB 19 12 28 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CITY OF BRENTWOOD, A TENNESSEE MUNICIPAL CORPORATION, has **have bargained and sold, and by these presents do transfer and convey unto the said** RITZEN GROUP VENTURE PARTNERS, LTD., a Tennessee Limited Partnership, its successors ~~heirs~~ **and assigns, a certain tract or parcel of land in ~~Davidson County~~ State of Tennessee, described as follows, to wit:**

Davidson and Williamson Counties

A certain tract or parcel of land in Davidson and Williamson Counties, State of Tennessee, being all of Lots Nos. 8, 9, and 10 on the unrecorded Map of South Brentwood and certain property lying adjacent and south, and being more particularly described according to a survey made by Michael V. Holmes & Associates, Inc., dated December 29, 1987 and described as follows, to-wit:

Form No. WD3a

Beginning at a concrete monument in the southerly margin of Brooks Chapel Road, formerly Fierson or Elm Street, being the northwest corner of the property conveyed to United States Postal Service of record in Book 5788, page 836, Register's Office for Davidson County, Tennessee; thence, running with said United States Postal Service property and a 20-foot alley south 10 deg. 39 min. 13 sec. East 346.83 feet to an iron pin; thence, South 79 deg. 25 min. 28 sec. West 181.36 feet to an iron pin on the easterly margin of Wilson Pike; thence, with said easterly margin of Wilson Pike North 11 deg. 54 min. 49 sec. West 341.24 feet to an iron pin at the intersection of Brooks Chapel Road and Wilson Pike; thence, with the southerly margin of Brooks Chapel Road North 77 deg. 42 min. 01 sec. East 188.94 feet to the point of beginning.

Being the same property conveyed to the City of Brentwood by deed from Wilson Pike Associates, a partnership composed of George A. Sloan, Henry W. Hooker, and Seth M. Smith of record in Book 5602, page 29, Register's Office for Davidson County, Tennessee and of record in Book 365, page 866, Register's Office for Williamson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 116 Wilson Pike, Brentwood, Tennessee 37027
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ritzen Group Venture Partners, LTD., a Tennessee Limited Partnership, its successors ~~heirs~~ and assigns, forever.

And it do covenant with the said Ritzen Group Venture Partners, LTD., a Tennessee Limited Partnership that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And the City of Brentwood do further covenant and bind itself and successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Ritzen Group Venture Partners, LTD., a Tennessee Limited Partnership, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness hand this ~~February~~ 14th day of February, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CITY OF BRENTWOOD, A TENNESSEE MUNICIPAL CORPORATION

BY: Harold J. McMurtry

Harold J. McMurtry, Mayor

Pursuant to Ordinance No. 86-80, adopted December 22, 1986

Form No. WD3b

BOOK 7472 PAGE 830

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Roger A. Horner, a Notary Public of the State and County aforesaid, personally appeared Harold J. McMurty, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Mayor of the City of Brentwood, the within named bargainor, a corporation, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Mayor

Witness my hand and seal, at office in Brentwood, Tennessee, this 19th day of February, 19 88.

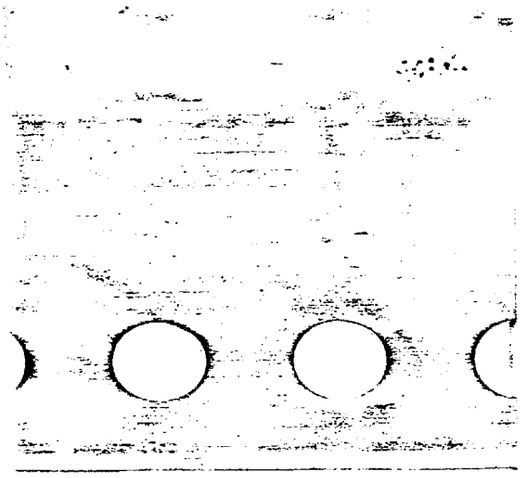
....., Notary Public.

Commission expires May 24, 1989

ROGER A. HORNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

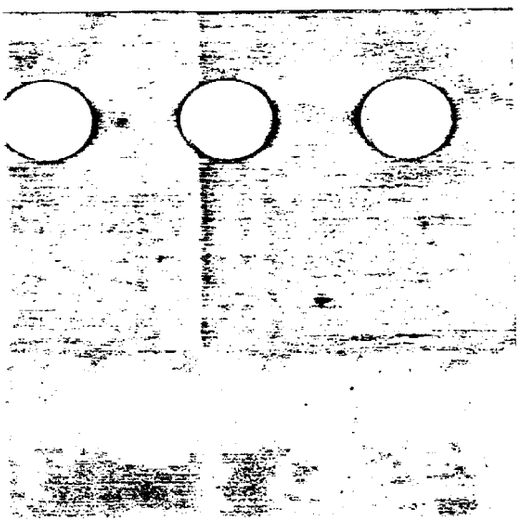
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7472 PAGE 801



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

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~1240000.00~~
~~COR TX 3472.00~~
PRFEE 0.50
WDEED 9.00
TOTAL 3481.50
CHECK 3481.50

0 6 1 9 3

IDENTIFICATION REFERENCE

FEB 13 12 28 PM '88

DAVIDSON COUNTY, TN

02/12/88 01 12:29 0001 8363

No. 63131