BOOK 7479 PAGE 316 35

08486

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

IDENTIFICATION REFERENCE

FEB 29 2 01 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
McDONNELL & ASSOCIATES, INC. 7100 Executive Center Dr. Suite B-300 Brentwood, TN 37027		Map 162-16-OC Parcels 024.00CO, 025.00CO,026.00CO and 027.00CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MCR DEVELOPMENT CORP., a Tennessee corporation, does hereby transfer and convey unto McDONNELL & ASSOCIATES, INC., certain tracts or parcels of real property in Davidson County, Tennessee, described on EXHIBIT A hereto. 03CHECK 113.30

TO HAVE AND TO HOLD said tracts or parcels, with the appurtenances, estate, title and interest therein belonging to the said McDONNELL & ASSOCIATES, INC., its successors and assigns forever.

The undersigned covenants with the said McDONNELL & ASSOCIATES, INC. that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, except as set forth on EXHIBIT B, to which this conveyance is expressly made subject.

The undersigned does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to said land to the said McDONNELL & ASSOCIATES, INC., its successors and assigns, against the lawful claims of all other persons or entities whomsoever, except as to those matters set forth on EXHIBIT B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the undersigned corporation has executed this instrument by and through its authorized officer on this 25th day of February, 1988.

MCR DEVELOPMENT CORP.

BY: Jerry Caldwell

TITLE: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mary R Williams, a Notary Public in and for said State and County aforesaid, personally appeared Jerry J. Caldwell, 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 Vice-President of MCR DEVELOPMENT CORP., a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 1988.

Mary R Williams
Notary Public

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $ 36,000.00.

James Patrick McConnell
AFFIANT

Sworn to and subscribed before me this 25 day of February, 1988.

Mary B Edwards
NOTARY PUBLIC

My Commission Expires: 11/12/90

EXHIBIT "A"

LAND situated in the 31st Councilmatic District of Davidson County, Tennessee, and being Lot Nos. 24, 25, 26 and 27 on the Plan of Leisure Heights, Planned Unit Development, Phase I, Section 2, as revised and of record in Book 6900, Page 440, Register's Office of Davidson County, Tennessee, to which Plat reference is here made for a more complete description of said lots.

THERE is further conveyed to the Grantee, its successors and assigns, a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of way of ingress and egress to said lots is shown on the aforesaid Plat.

THERE is further hereby conveyed as appurtenances to the aforesaid lots the designated parking spaces for said lots as set forth on the aforeasid Plat to which reference is here made for a more complete description.

BEING part of the same property conveyed to MCR Development Corp. by Trustee's Deed from Larry R. Williams, Trustee, of record in Book 7036, Page 430, Register's Office of Davidson County, Tennessee.

THIS IS unimproved real property known as 415, 413, 411 and 409 Leisure Lane, Antioch, Tennessee 37013.

EXHIBIT "B"

This conveyance is subject to the following matters:

1. Declaration of Covenants, Conditions And Restrictions of record in Book 6146, page 241; amended in Book 6150, page 585, further amended in Book 6259, page 862, and further amended in Book 7303, Page 232, Register's Office of Davidson County, Tennessee.

2. By-Laws of Leisure Heights Homeowner's Association of record in Book 6146, page 276, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Leisure Heights of record in Book 5200, Page 609; Book 5800, Page 397 and Book 6900, Page 440, Register's Office of Davidson County, Tennessee.

4. Deed of conveyance of sewer lines of record in Book 6303, page 596, Register's Office of Davidson County, Tennessee.

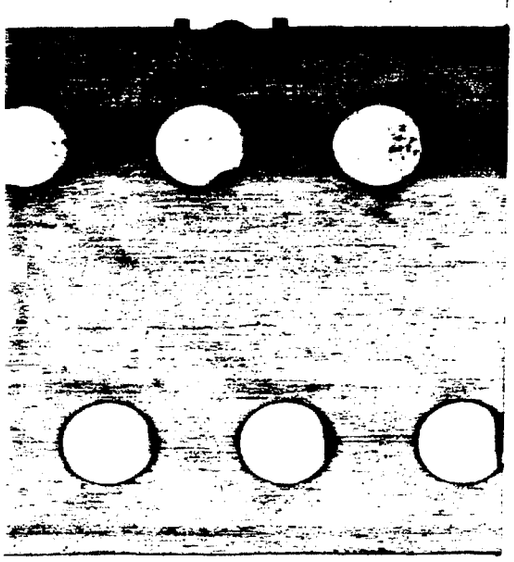
5. Storm Water Detention Agreement of record in Book 6145, page 226, Register's Office of Davidson County, Tennessee.

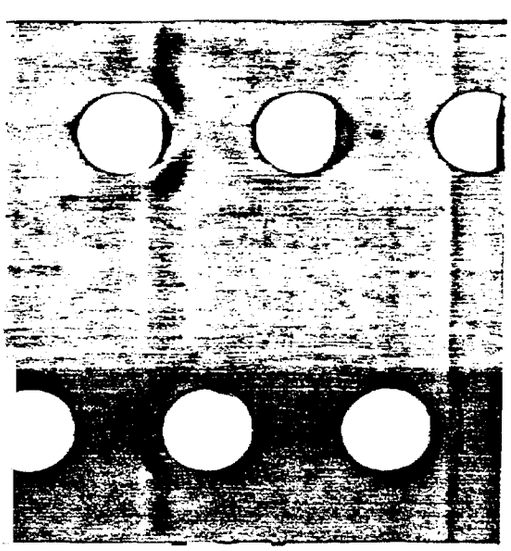
6. Deeds of conveyance of sewer lines of record in Book 5020, page 739; Book 5025, page 614; Book 5287, page 976; and Book 5287, page 979, of said Register's Office.

7. A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569, of said Register's Office.

8. Easement for the flow of Mill Creek.

9. Real Property Taxes for 1988 prorated to date of closing and to be paid by the Grantor subject to the terms and conditions of a Tax Proration Agreement of even date.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7479 PAGE 320

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	36000.00
CON TX	100.80
PRFEE	0.50
WDEED	12.00
TOTAL	113.30
CHECK	113.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0999

0.8.4.8.6.

IDENTIFICATION REFERENCE

FEB 29 2 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65718