4-8-88

Fill in

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

1057 04/13 0101 03CHECK 1159.10

WARRANTY DEED

BOOK 7514 PAGE 963

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
General Capital Land Fund, L.P. Suite 850 One Commerce Place Nashville, TN 37239	General Capital Land Fund, L.P. Suite 850 One Commerce Place Nashville, TN 37239	113-0-91 113-0-92

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LOFTUS A. MORRISSEY, JR., JEAN MORRISSEY HUNTER, JOSEPH L. MORRISSEY and JAMES G. MORRISSEY have bargained and sold and by these presents do transfer and convey unto the said GENERAL CAPITAL LAND FUND, L.P., a Delaware Limited Partnership, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davdison County, Tennessee, more fully described as follows:

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

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And we do covenant with the said Grantee 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. And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on the 12th day of April, 1988.

Loftus A. Morrissey Jr.
LOFTUS A. MORRISSEY, JR.

Jean Morrissey Hunter
JEAN MORRISSEY HUNTER

Joseph L. Morrissey
JOSEPH L. MORRISSEY

James G. Morrissey
JAMES G. MORRISSEY

20937

IDENTIFICATION REFERENCE

APR 13 10 32 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LOFTUS A. MORRISSEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 12th day of April, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JEAN MORRISSEY HUNTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 12th day of April, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOSEPH L. MORRISSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 12th day of April, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES G. MORRISSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 12th day of April, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 409,500.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Andrew W. Byrd
AFFIANT

Sworn to and subscribed before me this 12 day of April 1988.

Darrell B. Sutton, Jr.
NOTARY PUBLIC

My Commission Expires: 5-13-89

DESCRIPTION

TRACT I:

Being the westerly part of Lot No. 4 on the Plan of the Elijah Robertson Lands, as sold in the Chancery Court in the cause of Martha Stevens vs John C. Stevens, et al, No. 7068, said plan being of record in Chancery Court Plan Book No. 1, Page 48, and described as follows:

BEGINNING at a stone 15 feet west of a poplar, the southwest corner Lot No. 4; thence south 89-1/2 degrees, East 125 poles to a dogwood; thence north 1-1/2 degrees East 53 poles to a red oak stump; thence south 89-1/2 degrees E 23 poles to a sugar tree on a ridge, the southwest corner of a tract of 19 acres of land conveyed by Sue E. Drake, to W. J. Sullivan, by deed of record in Book 181, Page 245, Register's Office of said County; thence with the western line of said 19 acre tract, North 30 degrees West 24.4 poles to a stake in the southerly boundary line of Lot No. 5 in said plan; thence with the southerly line of said Lot No. 5, being the northerly line of said lot No. 4 as follows, South 53 degrees, West 12 poles, more or less, to a corner of said lots; thence North 62 degrees west 18 poles; thence south 86-1/2 degrees west 24 poles; thence South 41 degrees West 20 poles; thence North 77 degrees West 23 poles; thence South 66 degrees West 20 poles; and thence South 56 degrees West 14 poles to the Southwest corner of said Lot No. 5 and the northwest corner of said Lot No. 4, sapling pointers; thence South 33 poles to the beginning, containing 51 acres, more or less.

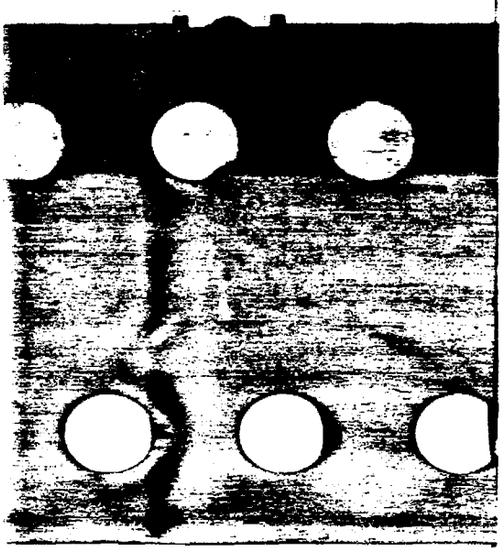
TRACT II:

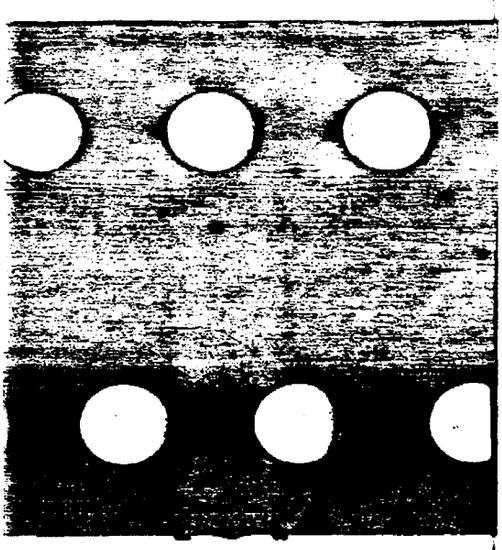
Beginning at a beech stump, being the southeast corner of Lot No. 4 in the division of the Wm. King land; thence N. 30 degrees W. 88 poles to a stake in the south boundary line of the land of W. J. Sullivan (formerly Elijah Robertson's old line); thence west 38 poles to a red oak on a hillside; thence South 54 poles to a dogwood; thence West 62 poles to a red oak and beech near a hollow, continuing west in all 130 poles to a poplar; thence south 23-1/4 poles to a sourwood on top of a ridge; thence with the meanderings of the ridge S. 42-1/2 degrees east, 32 poles to a stake and pointers, thence N 83 degrees E. 27 poles to a small chestnut tree; thence S 49 degrees E. 32 poles to a chestnut; thence S 8 degrees E. 19 poles to a stake and Black Oak Pointers; thence S. 11-3/4 degrees W. 24 poles to a stake, Chestnut and Poplar Pointers; thence S. 40-1/4 degrees E. 18 poles to a Sourwood; thence N. 67-1/4 degrees E. 24 poles to a stake, Chestnut and Sourwood Pointers; thence N. 60-1/4 degrees E. 22 poles to a stake, 2 Chestnuts and Oak Pointers; thence N. 86 degrees E. 14 poles to a stake, Black Oak and Hickory Pointers; thence N. 69-1/2 degrees E. 43 poles to a White Oak; thence N. 58 degrees E. 7 poles to a small dogwood; thence S. 88-1/2 degrees E. 11 poles to a Black Oak in Demoss' Line; thence with it north 57 poles to 2 Beeches; thence East 19 poles and 17 links, more or less, to the beginning, containing 117 acres, more or less.

Included in the above description, but excluded therefrom, is a one acre more or less tract of land conveyed to the state of Tennessee, Department of Conservation, by deed from Joe Morrissey, Loftus Morrissey, James Morrissey and Mrs Jeanne Hunter, of record in Book 2337, Page 475, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Loftus A. Morrissey and wife, Mary Bell Morrissey, their heirs and assigns, by deed from O. D. Elkins and wife, Lottie Lee Elkins, of record in Book 1020, Page 158, Register's Office for Davidson County, Tennessee, both Loftus A. Morrissey and wife, Mary Bell Morrissey having since died with Mary Bell Morrissey having predeceased Loftus A. Morrissey.

Being part of the property inherited through intestate succession by the heirs-at-law of Loftus A. Morrissey, Loftus A. Morrissey, Jr., Jean Morrissey Hunter, Joseph L. Morrissey and James G. Morrissey.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7514 PAGE 967

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
				409500.00
				CON TX 1146.60
				PRFEE 0.50
				WDEED 12.00
				TOTAL 1159.10
				CHECK 1159.10
04/13/88		01		10:34 0001 3957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20937

IDENTIFT REFERENCE

APR 13 10 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80115