Return to
Box 21

This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 7613 PAGE 515

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Radnor/Old Hickory Partnership 760 Old Hickory Blvd. Brentwood, TN 37027	Radnor/Old Hickory Partnership Radnor Corporation 2 Radnor Corporate Center Radnor, PA 19087	Map 160-00-0 Parcel No. 210

2673 07/29 0101 03CHECK 6074.30

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, H. I. BRENTWOOD ASSOCIATES, LTD., a Tennessee limited partnership, the "Grantor," has bargained and sold, and by these presents does transfer and convey unto the said RADNOR/OLD HICKORY PARTNERSHIP, a Tennessee general partnership composed of Radnor/Old Hickory Corporation, a Delaware corporation, and King W. Rogers, III, Robert M. Rogers, and Joseph L. Harrison, the "Grantee," its successors and assigns, that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is subject to:

1. Applicable zoning ordinances and building regulations.
2. Matters set forth in the plat of record in Plat Book 6900, page 328, as amended in Book 7604, page 644, said Register's Office.
3. Covenants and Restrictions of record in Book 7263, page 315, said Register's Office.
4. Easement Agreement of record in Book 7263, page 323, said Register's office.
5. Current year real property taxes and taxes for subsequent years, which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as set forth above. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the 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.

WITNESS our hands this 29th day of July, 1988.

H. I. BRENTWOOD ASSOCIATES, LTD.,
a Tennessee limited partnership

BY: King W. Rogers III, general partner
KING W. ROGERS, III, General Partner

BY: Robert M. Rogers, general partner
ROBERT M. ROGERS, General Partner

By: King W. Rogers III, attorney-in-fact
King W. Rogers, III, Attorney-in-Fact for Robert M. Rogers by Limited Attorney of record in Book 7613, Page 512, said Register's Office.

BY: Joseph L. Harrison, General Partner
JOSEPH L. HARRISON, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, King W. Rogers, III, 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 a general partner of H. I. BRENTWOOD ASSOCIATES, LTD., a Tennessee limited partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, King W. Rogers, III, with whom I am personally acquainted and who acknowledged himself to be the lawful attorney-in-fact for Robert M. Rogers and that he executed the within instrument in behalf of Robert M. Rogers, a general partner of H. I. BRENTWOOD ASSOCIATES, LTD., a Tennessee limited partnership, the maker, and acknowledged that he executed same as the free act and deed of said Robert M. Rogers as partner of the partnership for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, Joseph L. Harrison, 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 a general partner of H. I. BRENTWOOD ASSOCIATES, LTD., a Tennessee limited partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,836,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this

29th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

54110

IDENTIFICATION

Jul 29 2 55 PM '88

EXHIBIT "A"

TRACT I:

Being a parcel of land in Nashville First Civil District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Old Hickory Boulevard and Brentwood Commons Way, being Lot No. 2, as shown on the revised plan of Brentwood Commons as of record in Book 6900, Page 328, R.O.D.C.* and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Old Hickory Boulevard, said monument being N 85°58' W; 479.20 feet from the center line of Brentwood Commons Way;

THENCE, leaving said margin with the easterly line of property conveyed to Nashville Lodge No. 72 by deed of record in Book 4498, Page 118, R.O.D.C., N 03°54'34" E, 365.00 feet to a point;

THENCE, leaving said line N 48°54'34" E, 222.49 feet to a point in the westerly margin of Brentwood Commons Way;

THENCE, with said margin the following calls:.

with a curve to the left 37.60 feet to a point, said curve having a central angle of 07°50'04", a radius of 275.00 feet, a tangent of 18.83 feet and a chord of S 52°02'55" E, 37.57 feet;

S 55°57'57" E, 88.72 feet to a point;

with a curve to the right 376.99 feet to a point, said curve having a central angle of 60°00'00", a radius of 360.00 feet, a tangent of 207.85 feet and a chord of S 25°57'57" E, 360.00 feet;

S 04°02'03" W, 115.57 feet to a point;

with a curve to the right 47.12 feet to a point in the northerly margin of Old Hickory Boulevard, said curve having a central angle of 90°00"00", a radius of 30.00 feet, a tangent of 30.00 feet and a chord of S 49°02'03" W, 42.43 feet;

THENCE, with said northerly margin N 85°o57'57" W, 414.20 feet to the point of beginning.

Containing 188,134 square feet or 4.32 acres, more or less.

* as amended in Book 7604, Page 644, said Register's Office.

TRACT II:

Being an easement in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located on the northerly side of Old Hickory Boulevard (State Route 254) east of Interstate 65 and Franklin Pike Circle, being shown as Brentwood Commons Way on the Revised Plan of Brentwood Commons of record in Book 6900, Page 328, R.O.D.C.,* and being more particularly described as follows: /as amended in Book 7604, page 644, said Register's Office.

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being the west end radius return located in the southeast corner of Lot No. 2 at the northwest intersection of said Old Hickory Boulevard and Brentwood Commons Way and further described as being S 85° 57' 57" E, 414.20 feet from a concrete monument, the southeast corner of the property conveyed to Nashville Lodge No. 72, of record in Book 4498, Page 118, R.O.D.C.;

THENCE, leaving said margin of Old Hickory Boulevard with the common line between Brentwood Commons Way and Lot No. 2, with a curve to the left 47.12 feet to a point, said curve having a central angle of 90° 00' 00", a radius of 30.00 feet, a tangent distance of 30.00 feet and a chord of N 49° 02' 03" E, 42.43 feet to a point;

THENCE, N 04° 02' 03" E, 115.57 feet to a point;

THENCE, with a curve to the left 376.99 feet to a point, said curve having a central angle of 60° 00' 00", a radius of 360.00 feet, a tangent distance of 207.85 feet and a chord of N 25° 57' 57" W, 360.00 feet;

THENCE, N 55° 57' 57" W, 88.72 feet to a point;

THENCE, with a curve to the right 37.60 feet to the northeast corner to said Lot No. 2, the terminus of the herein described easement, said curve having a central angle of 07° 50' 04", a radius of 275.00 feet, a tangent distance of 18.83 feet and a chord of N 52° 02" 55" W, 37.57 feet;

THENCE, leaving said Lot No. 2 with the terminus of the herein described easement (Brentwood Commons Way) N 48° 54' 34" E, 60.59 feet to the easterly line of said easement;

THENCE, with a curve to the left 21.97 feet to a point, said curve having a central angle of 05° 51', a radius of 215.00 feet, a tangent of 11.00 feet and a chord of S 53° 02' E, 21.96 feet;

THENCE, S 55° 57' 57" E, 88.72 feet to a point;

THENCE, with an offset N 34° 02' E, 10.00 feet to the westernmost corner of Lot No. 1 shown on said referenced plat;

THENCE, with the common line between Brentwood Commons Way and said Lot No. 1, with a curve to the right 450.30 feet to a point, said curve having a central angle of 60° 00' 00", a radius of 430.00 feet, a tangent distance of 248.26 feet and a chord of S 25° 57' 57" E, 430.00 feet;

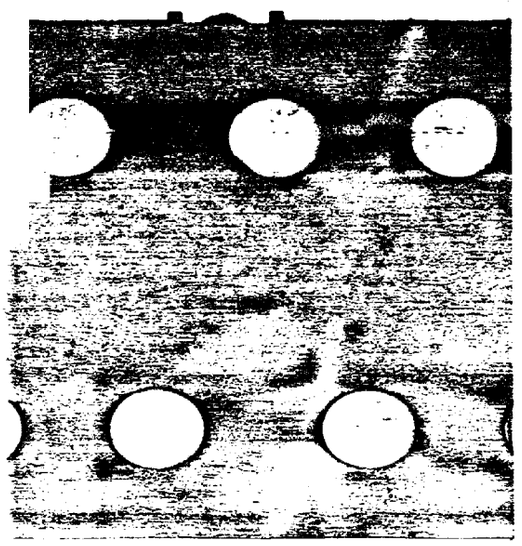
THENCE, S 04° 02' 03" W, 115.57 feet to a point;

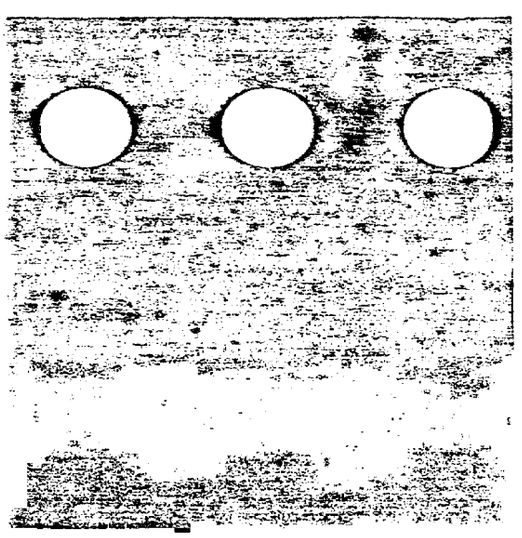
THENCE, with a curve to the left 47.12 feet to the northerly margin of Old Hickory Boulevard, said curve having a central angle of 90° 00' 00", a radius of 30.00 feet, a tangent distance of 30.00 feet, and a chord of S 40° 57' 57" E, 42.43 feet;

THENCE, with said margin N 85° 57' 57" W, 130.00 feet to the point of beginning.

Containing 46,644 square feet or 1.07 acres, more or less.

Being property conveyed to H. I. Brentwood Associates, Ltd., a Tennessee limited partnership with King W. Rogers, III, Robert M. Rogers and Joseph L. Harrison, by deed from Laing Properties, Inc., a Delaware corporation, of record in Book 7263, page 310, and by Easement Agreement of record in Book 7263, page 323, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7613 PAGE 520

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 1836000.00
				CON TX 6058.80
				PRFEE 0.50
				WDEED 15.00
				TOTAL 6074.30
				CHECK 6074.30
07/29/98	01			14:57 0001 2673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54110

IDENTIFICATION REFERENCE

JUL 29 2 55 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118416