This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

0008 09/23 0101 03CHECK 12572.93

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
The Crossings Limited	Owner	Map 95-03
Partnership		Parcels 10, 11,12,
% Beatty Development Corp.		13, 14, 15
6824 Elm Street		Map 84-15
P.O. Box 956		Parcels 145, 146
McLean, VA 22101		147 and 148
Mortgagee: Crestar Bank, Falls Church, VA		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CNT 19 Development Company, Ltd., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto The Crossings Limited Partnership, a Virginia limited partnership, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on the attached Exhibit "A" hereto incorporated by reference.

This is unimproved property known as Lebanon Road at Fairways Drive, Nashville, TN., Tennessee. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR 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 the following:

1. Taxes for 1988; a lien but not yet due and payable.

2. Easement for sanitary sewer and/or storm drainage of record in Book 4925, page 62, Registers' Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage to Nashville and Davidson County, Tennessee, of record in Book 4921, page 112, said Register's Office.

4. Restrictions, covenants of record in Book 853, page 295, said Register's Office.

5. Easement for sanitary sewer and/or storm drainage of record in Book 4921, page 106, said Register's Office.

6. Restrictions of record in Book 816, page 331, said Register's Office.

7. Easement for sanitary sewer and/or storm drainage of record in Book 4921, page 115, said Register's Office.

8. Easement for sanitary sewer and/or storm drainage of record in Book 5046, page 77, said Register's Office.

And GRANTOR does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, 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, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 23rd day of September, 1988.

CNT 19 DEVELOPMENT COMPANY, LTD.

By: David E. Hocker

Title: General Partner

STATE OF KENTUCKY
COUNTY OF DAVIESS

Personally appeared before me, Scott D. Hornaday, a Notary Public of said county and state, David E. Hocker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the General Partner 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 executed this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 1988.

Scott D. Hornaday
Notary Public, Kentucky-At-Large

My Commission Expires: December 5, 1988

STATE OF KENTUCKY
COUNTY OF DAVIESS

The actual consideration for this transfer or value of property (whichever is greater) is $3,807,123.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

David E. Hocker

Sworn to and subscribed before me
this 23rd day of September, 1988.

Scott D. Hornaday
Notary Public, Kentucky-at-Large
My Commission Expires: 12/5/88

EXHIBIT A

Property situated in Davidson County, Tennessee more particularly described as follows:

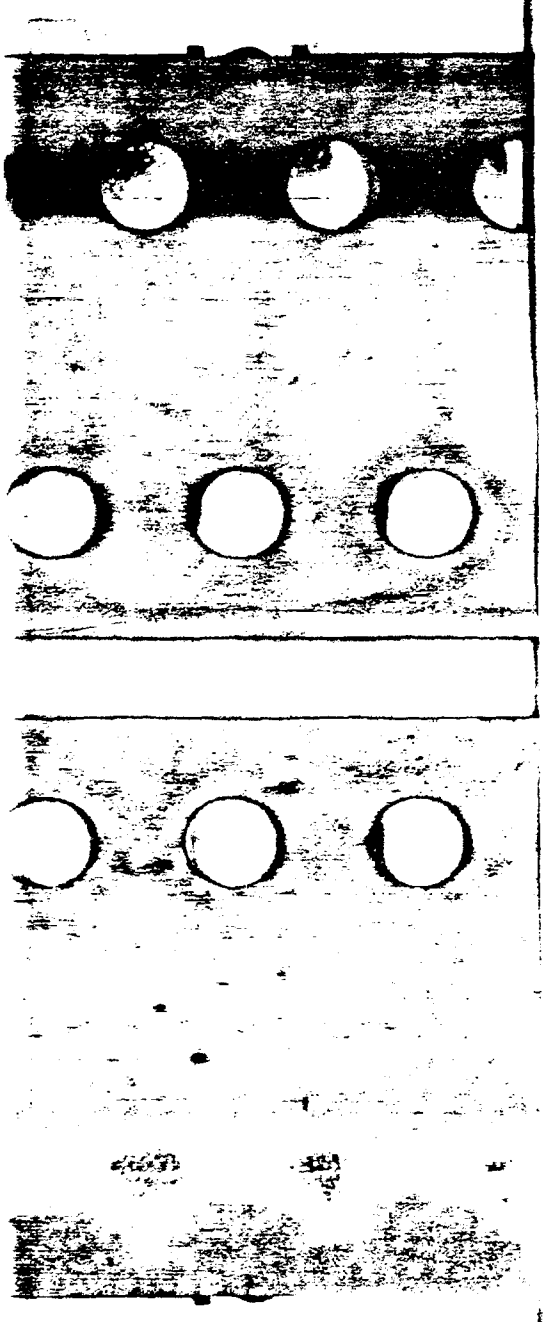
Land lying in the 15th Councilmanic District of Davidson County, Tennessee, being Parcels 10, 11, 12, 13, 14 and 15 of Tax Map 95-03, and Parcels 145, 146, 147 and 148 of Tax Map 84-15, and being more particularly described as follows:

Beginning at an iron rod in concrete on the northerly right-of-way of Lebanon Pike, said point being South 80°40'30" West 138.67 feet from the intersection of the northerly right-of-way of Lebanon Pike and the westerly right-of-way of Fairway Drive, thence South 80°40'30" West 754.83 feet along the northerly right-of-way of Lebanon Pike to an iron rod; thence North 09°27'14" West 659.08 feet along the easterly property line of Magnolia Square, as recorded in Plat Book 5200, Page 702, R.O.D.C., to an iron rod; thence North 79°17'53" East 252.05 feet along the southerly lines of Lot 11, Lot 12, and Lot 13 of the Plan of Castlewood Estates, Section I, as recorded Plat Book 2331, Page 72, R.O.D.C., to a concrete monument; thence North 09°16'59" West 239.30 feet along the easterly line of Lot 13 and Lot 14 of the Plan of Castlewood Estates, Section I, to a concrete monument; thence North 80°40'47" East 129.32 feet along the southerly line of Lot 14 of the Plan of Castlewood Estates, Section I, to an iron rod; thence North 80°10'08" East 129.96 feet along Lot 14 of the Plan of Castlewood Estates, Section I, and along the James E. Neal's Endowment for David Lipscomb College property, as recorded in Deed Book 5728, Page 624, R.O.D.C., to an iron rod; thence North 80°30'50" East 129.81 feet along the southerly property line of the James E. Neal's Endowment for David Lipscomb College property, to an iron rod; thence continuing along said property South 83°22'12" East 381.00 feet to an iron rod in concrete on the westerly right-of-way of Fairway Drive; thence South 06°34'44" West 279.10 feet along the westerly right-of-way of Fairway Drive to an iron rod; thence South 05°26'59" East 133.59 feet along the westerly right-of-way of Fairway Drive to an iron rod; thence South 81°21'49" West 147.54 feet along the northerly line of the Metropolitan Government of Nashville and Davidson County, Tennessee, Property, as recorded in Deed Book 5894, Page 105, R.O.D.C., to an iron rod in concrete; thence South 10°10'31" East 202.23 feet along the westerly property line of the Metropolitan Government Property to an iron rod in concrete; thence South 80°13'55" West 22.87 feet along the Metropolitan Government Property, as recorded in Deed Book 5219, Page 266, R.O.D.C., to an iron rod in concrete; thence south 09°48'11" East 198.90 feet along the Metropolitan Government Property to the point of beginning, containing 16.380 acres more or less.

Being the same property conveyed to CNT 19 Development Company, Ltd. by the following Deeds of record in the Register's Office for Davidson County, Tennessee.

	Book	Page
Mary Lou Dunn	7019	794
John Brent King and wife, Doris Jean King	7019	798
Henry L. King and Evelyn T. King	7019	801
C.T. Stevens	7019	804
Herbert D. Gentry	7019	807
Louise Floyd	7019	813
Ida B. Overton	6999	337
Walter D. Fulton and wife, Ruth B. Fulton	7019	816
Eugene K. Jenkins, Jr. and wife, Donna Jo Jenkins	6996	380

RECORDED
SEP 23 10 58 AM '88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7660 PAGE 48

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	
			3807123.00	
			CON TX 12563.43	
			PRFEE 0.50	
			WDEED 9.00	
			TOTAL 12572.93	
			CHECK 12572.93	
09/23/88	01		11:00 0001 0228	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70330

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY

SEP 23 10 58 AM '88

No. 137210