This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

Address of Mortgagee:
Third National Bank in
Nashville, as agent
444 James Robertson Parkway
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
RCC Associates, L.P. c/o CRC Equities, Inc. 2100 West End Avenue Suite 800 Nashville, Tennessee 37203	Same	104-14-1; 104-13-188; 104-10-57; 104-14-7.

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHLAND COUNTRY CLUB, a Tennessee not-for-profit corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto RCC ASSOCIATES, L.P., a Delaware limited partnership, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A which is attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the said tract or parcel 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 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. Current, nondelinquent real estate taxes.
2. A small part of the property is known as Lot 1, Block "A" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, which plan shown a 20 foot setback line from Valley Vista Road and a 30 foot setback line from Golf Club Lane now Bowling Avenue. (Tract 1)
3. The survey of Adams Land Surveying by Edward L. Adams, licensed surveyor, dated 7-27-88 and last revised 8-1-88, and surveyor's report dated 8-1-88, shows:

a. Easement for a sanitary sewer granted City of Nashville by instrument of record in Book 3467, page 194, Register's Office for said County, as shown on said survey;

b. Sewer Easement of record in Book 3573, page 442, R.O.D.C., as shown on said survey;

c. Sewer Easement of record in Book 3467, page 204, and in Book 3505,page 338, said Register's Office, as shown on said survey;

d. 20 foot permanent sewer easement in Book 4191, page 631, said Register' Office, as shown on said survey;

e. EMH Easement and Transformer along the southerly portion of the westerly line of the property;

f. N.E.S. Easement along the northerly portion of the property;

g. 20 foot permanent easement running south from the north portion of the property containing 15" sewer line with manholes;

h. A 4 x 6 foot concrete block pump house located near the easterly line of the property;

i. The State of Tennessee fence encroaches on the property along the easterly line;

j. The survey shows the existence of a fence upon property and Bowling Avenue. The title to said land is subject to the rights and interests of others in and to said fence and the area lying between said fence and Bowling Avenue;

k. The survey shows a fence encroaching onto Metropolitan Government property in the southeasterly portion of property;

l. Lack of direct access to and from I-440 Parkway;

m. An anchor easement located along the easterly line of subject property;

n. The survey of the property shows the existence of a fence upon subject premises and Bellwood Subdivision along the southerly portion of the westerly line. The title to said land is subject to the rights and interests of others in and to said fence and the area lying between said fence and Bellwood Subdivision;

o. A fence encroaches onto the right-of-way of Richardson Avenue in the northerly property line;

And GRANTOR does further covenant and bind itself, its successors and representatives, 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.

Wherever 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 and through its duly authorized office or representative, this 16th day of September, 1988.

RICHLAND COUNTRY CLUB

By: James R. Roberts

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathryn B. Leaming, a Notary Public of said county and state, James R. Roberts, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Richland Country Club 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 execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of September, 1988.

Kathryn B. Leaming
Notary Public

My Commission Expires: 7-13-91

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,600,000.00.

Affiant

Sworn to and subscribed before me
this 20th day of September, 1988.

Notary Public

My Commission Expires: 7-13-91

EXHIBIT "A"

TRACT I

Property Description for Richland Golf Club, Inc. Property

located in the Seventh Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by Edward L. Adams, dated July 27, 1987, revised July 28, 1988, as follows to-witt:

Beginning at a concrete monument (old) located in the East right-of-way line of Bowling Ave. (25 feet East of the centerline), at it's intersection with the North right-of-way line of Valley Vista (25 feet North of the centerline), same being the Southwesterly corner of the herein described land; thence continuing with the East right-of-way line of said Bowling Ave. and continuing generally on the West side of a fence North $1^{o}17'20"$ East 324.43 feet to a concrete monument (old); thence North $3^{o}56'21"$ East 571.69 feet to a concrete monument (old); thence leaving said East right-of-way line of Bowling Ave. and continuing with the South and East lines of the Metropolitan Government School property as recorded in deed book 999, page 106, R.O.D.C., and running on the South side of a fence South $83^{o}57'49"$ East 544.54 feet to a new iron pin located 25 feet more or less Southeast of a fence corner; thence on a line which crosses a fence North $5^{o}18'20"$ East 476.32 feet to an iron pin (new) located in the center-line of an abandoned (50 ft. wide) unnamed avenue which was closed by agreement recorded in book 984, page 101; thence

with said centerline of unnamed avenue and on a line 90 feet more or less South of a fence North 78°11'30" East 178.16 feet to a railroad spike (new) located in an asphalt parking lot; thence North 6°13'51" West 58.59 feet to a railroad spike (new) located in an asphalt parking lot (30 feet South of a fence); thence North 78°11'30" East 200.00 feet to a railroad spike (new) located 25 feet South of a fence and in an asphalt parking lot; thence leaving said school property South 6°13'51" East 58.59 feet to a railroad spike (new) located in an asphalt parking lot, said point further described as being the Southwest corner of the right-of-way for Elmington Ave.; thence with the South right-of-way line of said Elmington Ave. and passing same at 100 feet then running with a fence North 78°10'11" East a total distance of 384.92 feet to a concrete monument (old) located at a fence corner same being the Northeast corner of Elmington Condominiums as recorded in deed book 4660, page 60, R.O.D.C.; thence with said Elmington Condominiums North line and generally with a fence North 4°40'53" East 351.99 feet to an iron pin (old) located in the South right-of-way line of Richardson Ave., total right-of-way for same being 50 feet; thence continuing with said South right-of-way line of Richardson Ave. and generally along a fence North 77°31'09" East 69.91 feet to a concrete monument (old), located at the

point of tangency of a curve; thence with said curve being concave to the North, having a radius of 633.29 feet, a chord length of 209.04 feet which the chord bears North 68°01'10" East for an arc distance of 210.00 feet to an iron pin (new); thence North 61°55'08" East 120.01 feet to a concrete highway monument (old) located on the South side of a fence; thence North 62°28'00" East 30.00 feet to an iron pin (new) located at the West right-of-way line of I-440 Parkway; thence leaving the South right-of-way line of Richardson Ave. and running generally along a fence and continuing with said West right-of-way line of I-440 South 32°20'33" East 501.94 feet to an iron pin (new); thence South 25°15'27" East 100.50 feet to a concrete highway monument (old); thence South 30°58'27" East 150.17 feet to a concrete highway monument (old); thence South 40°15'08" East 211.63 feet to a concrete highway monument (old); thence South 31°26'02" East 353.01 feet to a concrete monument (old); thence South 25°24'24" East 299.67 feet to a concrete monument (old); thence South 40°50'24" East 127.50 feet to an iron pin (new) located at the intersection of the West right-of-way line of Sharondale Dr. and the Southwest right-of-way line of I-440; thence continuing with the West right-of-way line of Sharondale Dr. same having a total right-of-way unknown to Public Works Department and generally along a fence; thence South 2°09'36" West 218.70 feet to an

iron pin (new); thence South 2°06'05" West 879.70 feet to a concrete monument (old) located at the intersections of the West right-of-way lines of Compton Road and Sharondale Drive; thence generally along a fence South 35°53'10" West 1209.45 feet to a concrete monument (old) located 75 feet Westerly from the intersection of the centerlines of Woodlawn Drive and Compton Road both streets having total rights-of-ways of 50 feet; thence continuing with the North right-of-way line of said Woodlawn Dive North 88°03'19" West 491.64 feet to a concrete monument (old); thence North 88°36'47" West 366.15 feet to a concrete monument (old); thence leaving the said North right-of-way line of Woodlawn Drive, running generally along a fence and with the East line of T. E. Scheffer ET. UX. as recorded in deed book 2692, page 405, R.O.D.C., North 00° 31'46" East 336.88 feet to an iron pin (old); thence leaving said Scheffer's line and running on the West side of a fence and continuing with the East and North lines of the Bellwood Subdivision as recorded in plat book 547, pages 149 & 150, R.O.D.C., North 00°32'19" East 891.96 feet to a corner stone marked with an "x" (old); thence along the South side of a fence North 64°42'29" West 1010.54 feet to an iron pin (old) located at a fence corner; thence with a fence and with a line which has been agreed upon but not recorded between Richland Golf Club, Inc. and Stephen H. Dilley ET. UX. South 65°00'24" West 48.22 feet to an iron pin (old); thence with

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FELIX Z WILSON REGISTER
DAVIDSON COUNTY, N.C.

a fence South 30°56'33" West 138.66 feet to an iron pin (old); thence South 71°12'19" West 31.18 feet to a concrete monument (old) located in the North right-of-way line of Valley Vista Drive same having a total right-of-way of 50 feet; thence with same and generally along a fence North 65°38'50" West 77.20 feet to the point of beginning, containing 131.0245 acres, more or less.

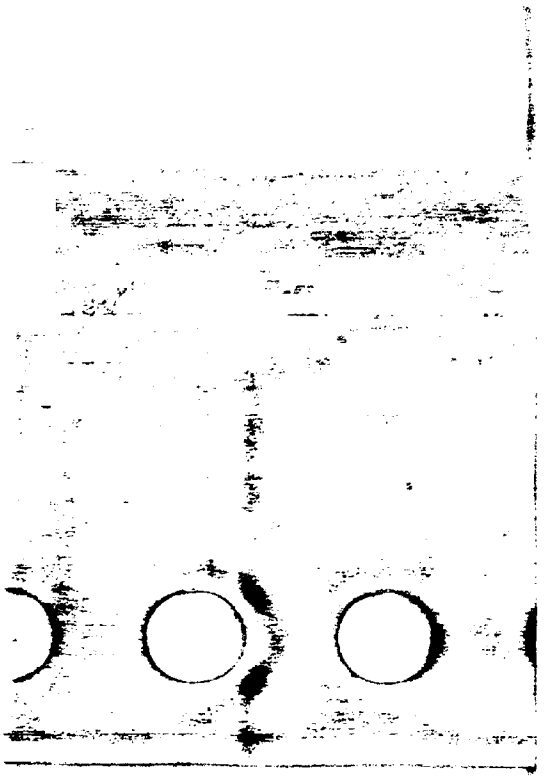
Being property conveyed to Richland Country Club, a corporation, predecessor - in - interest to Richland Country Club, a Tennessee corporation, by three deeds; one from Gertrude B. Whitworth, Trustee, of record in Book 1300, page 26, said Register's Office; one from Normal Farrell, et al., of record in Book 1416, page 169, said Register's Office; and the other deed from H. W. Stanley and wife, of record in Book 1195, page 225, said Register's Office.

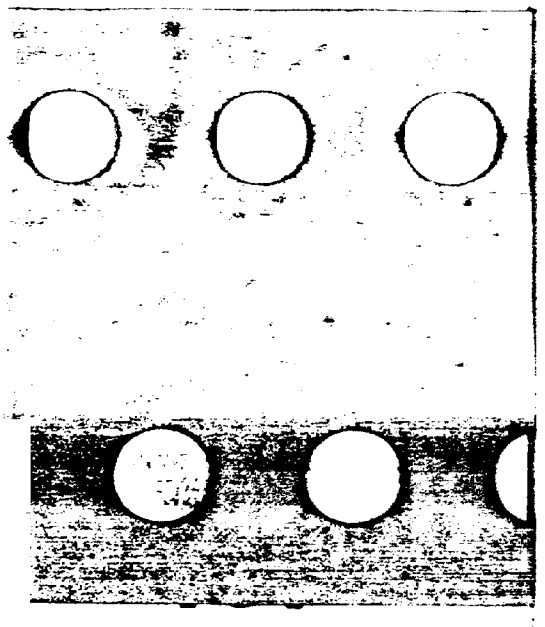
TRACT II

Property Description at Compton Road and Woodlawn Drive Nashville, Davidson County, Tennessee.

Beginning at a concrete monument (old) located at the Southwest corner of Woodlawn Drive and Compton Road, same being the original Southwest corner of the Richland Country Club property, thence with the original property line and generally along a fence North 35 degrees 53 minutes 10 seconds East 869.30 feet to a point, said point further described as being located South 35 degrees 53 minutes 10 seconds West 340.15 feet from a concrete monument (old) located at the Northwest corner of Sharondale Drive and Compton Road; thence with a line parallel to and 50.0 feet Northwest of the Southeast right-of-way line of said Compton Road South 32 degrees 31 minutes 26 seconds West 823.41 feet to a point on a curve; thence with said curve having a delta angle of 59 degrees 25 minutes 15 seconds right, radius of 25.0 feet, chord distance of 24.78 feet which the chord bears South 62 degrees 14 minutes 03 seconds West, for an arc distance of 25.93 feet to a point of tangency; thence with the North right-of-way line of Woodlawn North 88 degrees 03 minutes 19 seconds West 44.95 feet to the point of beginning, containing 21,321 square feet or 0.4895 Acres, more or less.

Being property conveyed to Richland Golf Club, a corporation, predecessor - in - interest to Richland Country Club, a Tennessee corporation, by three deeds; one from Gertrude B. Whitworth, Trustee, of record in Book 1300, page 26, said Register's Office; one from Norman Farrell et al, of record in Book 1416, page 169, said Register's Office; and the other deed from H. W. Stanley and wife, of record in Book 1195, page 225, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7667 PAGE 176

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

Consid amt 22,600,000.00

CON TX 74580.00
PRFEE 0.50
WDEED 27.00
TOTAL 74607.50

CHECK 74607.50
10/03/88 01 10:42 0001 3124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Oct 3 10 38 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 139970