File # 28

BOOK 7715 PAGE 152 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,081,310

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November 1988

Notary Public

MY COMMISSION EXPIRES: March 14, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Ave. N. Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
CENTEX REAL ESTATE CORP. (NAME)	CENTEX REAL ESTATE CORP. (NAME)	149-297
Suite 201	Suite 201	
2525 Perimeter Place Dr. (STREET ADDRESS OR ROUTE NUMBER)	2525 Perimeter Place Drive (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE A. S. JOHNSON AND WIFE, FANNIE E. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CENTEX REAL ESTATE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, together with all right, title and interest in and to sewer taps reserved in instruments granting easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6269, page 197, and Book 6298, page 582, said Register's Office, EXCLUDING therefrom 10 such sewer taps which grantor specifically reserves for himself, described as follows, to-wit:

SEE ATTACHED MARKED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED EXHIBIT "B"

2333 11/30 0101 03CHECK 3589.79

8.9421.

IDENTIFICATION REFERENCE

Nov 30 1 25 PM '88

FILED & WILSON JR REGISTER DAVIDSON COUNTY TN

This is unimproved (XX) improved ( ) property, known as _____ (House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 29th day of November, 1988

A. S. JOHNSON

Fannie E. Johnson
FANNIE E. JOHNSON

STATE OF TENNESSEE
Davidson County

BOOK 7715 PAGE 153

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. S. JOHNSON

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1988.

Commission Expires March 16 1991

Jo Ann Smith Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fannie E. Johnson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 1988.

Commission Expires March 16 1991

Jo Ann Smith Notary Public

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a certain parcel of land located in the 2nd Civil District of Nashville (Antioch) - Davidson County, Tennessee:

Starting at an iron rod situated in the easterly margin of Una-Antioch Pike; said iron rod being a corner of the Sam B. Sanders property as recorded in Bk.5376, Pg.632 Register's Office for Davidson County, Tennessee (RODC, Tn);

Thence, with said margin of Una-Antioch Pike South 44 deg. 04 min. 11 sec. West, 536.40 feet to a point;

Thence, North 44 deg. 53 min. 59 sec. West, 59.94 feet to the POINT OF BEGINNING;

Thence, South 50 deg. 45 min. 00 sec. East, 646.50 feet to a point;

Thence, South 33 deg. 01 min. 48 sec. West, 250.75 feet to a tree;

Legibility of writing, typing or printing in this document unsatisfactory when received.

Thence, South 07 deg. 35 min. 07 sec. West, 341.07 feet to an iron rod;

Thence, South 06 deg. 06 min. 40 sec. West, 145.14 feet to an iron rod;

Thence, South 06 deg. 53 min. 17 sec. West. 584.83 feet to an iron rod situated in the northerly boundary line of the Mohammad & Farazmand Bidgoli as of record in Bk.7090, Pg.66 RODC, Tn.

Thence, leaving the boundary line of the said Sanders property and with the said boundary line of the Bidgoli property (generally with an old fence line), North 84 deg. 22 min. 25 sec. West, 919.31 feet to an iron rod;

Thence, South 32 deg. 08 min. 47 sec. West, 193.53 feet to an iron rod located at the end of an old rock fence;

Thence, with the said old rock fence South 34 deg. 53 min. 08 sec. West, 143.86 feet to a point situated in the approximate centerline of a creek;

Thence, with the said approximate centerline of a creek South 33 deg. 42 min. 28 sec. East, 154.77 feet to a point;

Thence, South 24 deg. 33 min. 49 sec. East, 114.88 feet to a point;

Thence, South 27 deg. 42 min. 53 sec. East, 77.33 feet to a point;

Thence, South 66 deg. 52 min. 42 sec. East, 197.93 feet to a point;

Thence, South 75 deg. 35 min. 23 sec. East, 165.98 feet to a point;

Thence, South 66 deg. 27 min. 56 sec. East, 67.39 feet to a point;

Thence, South 82 deg. 11 min. 06 sec. East, 45.47 feet to a point;

Thence, South 69 deg. 02 min. 26 sec. East, 47.89 feet to a point;

Thence, South 60 deg. 23 min. 10 sec. East, 151.47 feet to a point;

Thence, South 67 deg. 37 min. 59 sec. East, 140.13 feet to a point;

Thence, South 80 deg. 22 min. 41 sec. East, 228.67 feet to a point;

Thence, South 65 deg. 50 min. 41 sec. East, 42.75 feet to a point;

Thence, South 76 deg. 59 min. 26 sec. East, 87.31 feet to a point;

Thence, North 76 deg. 49 min. 29 sec. East, 70.70 feet to a point;

Thence, North 89 deg. 56 min. 12 sec. East, 120.09 feet to a point;

Thence, North 78 deg. 40 min. 37 sec. East, 88.05 feet to an old iron rod; said iron rod being a corner of the A.G. Spanos property as recorded in Plat Bk.6250, Pg.5 RODC, Tn;

REGISTER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received

Thence, leaving the Bidgoli boundary line and with the boundary line and with the boundary line of the said A.G. Spanos property (generally with an old fence line) South 06 deg. 53 min. 44 sec. West, 1250.06 feet to an old iron rod situated in the northerly boundary line of the California - Texas property as of record in Bk.6881, Pg.325 RODC, Tn;

Thence, leaving the said A.G. Spanos boundary line and with the said boundary line of the Cal-Tex property (generally with an old fence line) North 82 deg. 55 min. 34 sec. West, 1536.84 feet to an old iron rod situated in the easterly boundary line of Pebble Creek Subdivision;

Thence, leaving the said Cal-Tex boundary line and with the said boundary line of Pebble Creek Subdivision North 06 deg. 35 min. 43 sec. East, 30.68 feet to a concrete monument;

Thence, North 04 deg. 55 min. 10 sec. East, 702.77 feet to an iron rod;

Thence, leaving the said boundary line of Pebble Creek Subdivision and along a new line South 85 deg. 04 min. 50 sec. East, 243.27 feet to an iron rod;

Thence, South 38 deg. 41 min. 49 sec. East, 145.26 feet to an iron rod;

Thence, North 44 deg. 26 min. 19 sec. East, 200.00 feet to an iron rod;

Thence, in a northwesterly direction and with a curve to the left having a radius of 506.86 feet an arc length of 97.03 feet to a point;

Thence, North 31 deg. 21 min. 11 sec. East, 50.00 feet to a point;

Thence, in a southeasterly direction with a curve to the right of a radius 556.86 feet an arc length of 87.14 feet to a point;

Thence, North 42 deg. 18 min. 51 sec. East, 300.00 feet to an iron rod;

Thence, North 64 deg. 23 min. 59 sec. West, 274.91 feet to an old iron rod; said iron rod being the northwest corner of the A.S. Johnson Property as recorded in Plat Bk.5800, Pg.78 RODC, Tn;

Thence, with the northerly boundary line of the said A.S. Johnson Property North 89 deg. 08 min. 12 sec. West, 411.15 feet to an old iron rod; said iron rod being the northwest corner of the said A.S. Johnson Property and the northeast corner of the aforementioned Pebble Creek Subdivision;

Thence, leaving the said A.S. Johnson Property and with the northerly boundary line of said Pebble Creek Subdivision North 81 deg. 46 min. 32 sec. West, 191.77 feet to a concrete monument;

Thence, North 81 deg. 24 min. 49 sec. West, 246.14 feet to an old iron rod;

NOTICE: THE Legibility of Writing, Typing, or Printing in this document Unsatisfactory When Received.

Thence, North 81 deg. 42 min. 36 sec. West, 342.46 feet to an old iron rod;

Thence, North 81 deg. 25 min. 23 sec. West, 245.00 feet to an old iron rod;

Thence, North 84 deg. 41 min. 17 sec. West, 127.15 feet to an old iron rod;

Thence, North 81 deg. 39 min. 43 sec. West, 206.29 feet to an old iron rod;

Thence, North 82 deg. 36 min. 11 sec. West, 180.00 feet to an old iron rod;

Thence, North 82 deg. 58 min. 34 sec. West, 80.23 feet to an old iron rod; said iron rod being the northeast corner of the Roger E. Rader etux property as recorded in Bk.5041, Pg.674 RODC, Tn;

Thence, leaving the said boundary line of Pebble Creek Subdivision and with the northerly boundary line of the said Rader property North 82 deg. 08 min. 51 sec. West, 199.21 feet to an iron rod; said iron rod being situated in the aforementioned margin of Una-Antioch Pike

Thence, leaving the said boundary line of Rader and with the said margin of Una-Antioch Pike in a northeasterly direction with a curve to the right having a radius of 686.04 feet, an arc length of 467.60 feet (chord = North 06 deg. 18 min. 02 sec. East, 458.60 feet) to a point;

Thence, North 79 deg. 49 min. 36 sec. East, 144.22 feet to a point;

Thence, with a curve to the left having a radius of 731.08 feet an arc length of 245.25 feet (chord = North 70 deg. 12 min. 59 sec. East, 244.10 feet) to an old iron rod; said iron rod being the southwest corner of the Marion Hooper property as recorded in Bk.6978, Pg.777 RODC, Tn;

Thence, leaving the said margin of Una-Antioch Pike, and with Hooper's boundary line (generally with a fence line) South 85 deg. 32 min. 10 sec. East, 628.73 feet to an old iron rod;

Thence, North 22 deg. 16 min. 24 sec. East, 294.42 feet to an iron rod;

Thence, North 02 deg. 11 min. 13 sec. East, 480.32 feet to an old iron rod; said iron rod being situated in the aforementioned margin of Una-Antioch Pike;

Thence, leaving the said boundary line of Hooper and with the said margin of Una-Antioch Pike, North 45 deg. 43 min. 48 sec. East, 1489.70 feet to a point;

Thence, North 44 deg. 53 min. 59 sec. East, 140.90 feet to a point;

Said point being the
POINT OF BEGINNING, and containing 100.22 acres more or less.

EXHIBIT "B"

1. Agreement for dedication of easement for sanitary sewers, storm drainage, water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6269, page 197, Register's Office for Davidson County, Tennessee.

2. Agreement for dedication of easement for sanitary sewers, storm drainage ,water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6298, page 582, Register's Office for Davidson County, Tennessee.

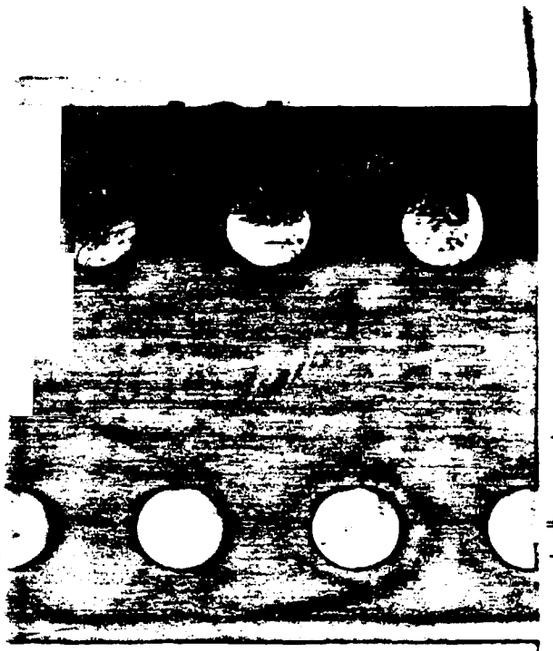
3. Rights of others in and to that portion of the premises lying between old fence and new property line adjoining Pebble Creek Subdivision and that portion of the premises lying between fence and new property line adjoining Wellington Enterprises, Ltd., et al property, as shown on a boundary survey made by Moran & Associates, Inc., dated February 26, 1985. The Company assumes no liability of matters arising by reason thereof.

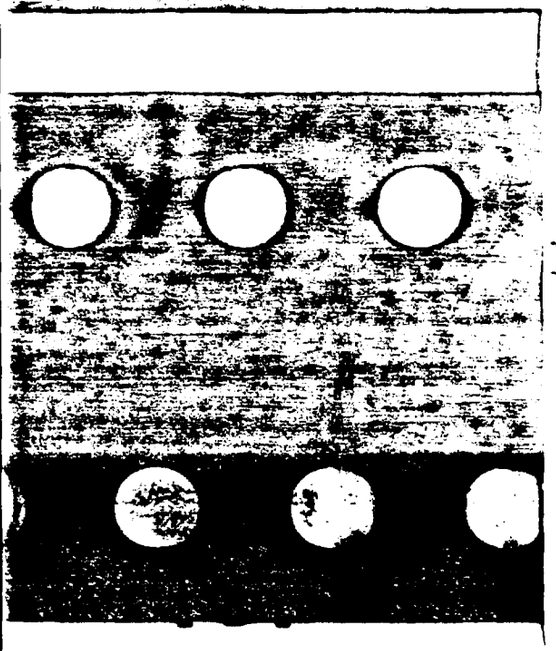
4. Subject to such rights of others as may exist in an old roadway, lying along the northeasterly boundary line of premises as set out in the deed of record from A.S. Johnson and wife Fannie E. Johnson to Nell M. Potts, of record in Book 4411, page 243, Register's Office for Davidson County, Tennessee, which contains the following language:

"Grantors expressly reserve unto themselves, their heirs and assigns an unrestricted right-of-way for ingress and egress over, across and upon the land herein conveyed, this conveyance being made with the understanding that a road or street is to be constructed thereon for public use and the grantees covenant that they will dedicate said land for said use."

5. Easement for the flow of any creeks or branches.

6. Taxes for the year 1988 which have been prorated between the parties and paid at closing.





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

RECEIVED OF _____

FOR _____

BOOK 7715 PAGE 159

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1081310.00
			CON TX	3568.29
			PRFEE	0.50
			MDEED	21.00
			TOTAL	3589.79
			CHECK	3589.79
11/30/88	01		13:26 0001	2333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.4.2.1.

IDENTIFICATION REFERENCE

Nov 30 1 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 158840