This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

George Hicks
Affiant

Subscribed and sworn to before me, this the 16th day of January, 1989.

Notary Public
My Commission Expires:
January 11, 1992

JOHN M. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phillip Bredesen and Andrea Conte
2228 Old Hickory Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO: 1724 Chickering Road, Nashville, TN 37215

MAP-PARCEL NUMBERS: Map 158, Parcel 02

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George Hicks and wife, Sallie R. Hicks hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Bredesen and wife, Andrea Conte hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

SEE EXHIBIT "A"

This is unimproved ( ) improved (X) property, known as 2228 Old Hickory Boulevard, Nashville, Tennessee 37219.

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 my hand this 16th day of January, 1989.

George Hicks

Sallie R. Hicks

RUSH

02928

IDENTIFICATION REFERENCE

JAN 20 2 36 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Jordan, a Notary Public in and for said County and State, the within named George Hicks and wife, Sallie R. Hicks the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1988.

Notary Public

My Commission Expires: January 11, 1992

7674 01/20 0101 03CHECK 8589.50

EXHIBIT A

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the estate of Samuel Northern, deceased, as of record in Minute book "L", page 423, County Court for said County, described as follows:

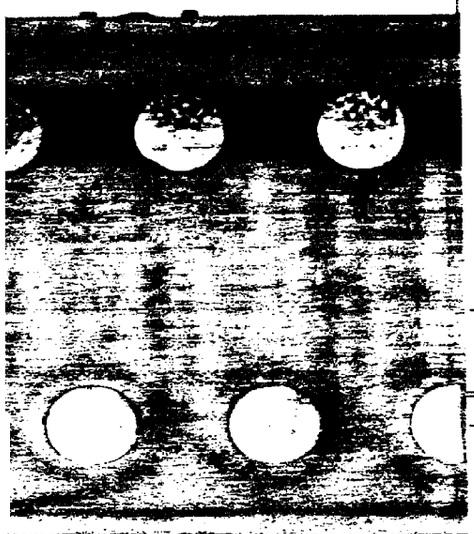
Beginning at an iron pipe in the western boundary line of the property conveyed to Mary Frances Hibbett by deed from A. B. Scruggs and wife, of record in Book 1044, page 588, Register's Office for said County, at a point 186.5 feet northerly from the center of Old Hickory Boulevard; thence with the western boundary line of said Hibbett property, north 4 deg. east 2518 feet to the center of an old road, as shown on said plan; thence with the center of said road, north 86 deg. 30' west 683.1 feet; thence south 5 deg. west 12-1/2 feet to a point in the eastern boundary line of the J. H. Northern farm, as of record in Book 1130, page 48, said Register's Office; thence with the western boundary line of said J. H. Northern farm, south 3-1/2 deg. west 307.5 feet, north 88 deg. 30' west 272.5 feet; and south 2-1/2 deg. west 2187 feet to a point in Old Hickory Boulevard, a corner of said Hibbett property; thence with a northern boundary line of said Hibbett property, south 86 deg. 30' east 955 feet to the beginning, containing 53 acres, more or less.

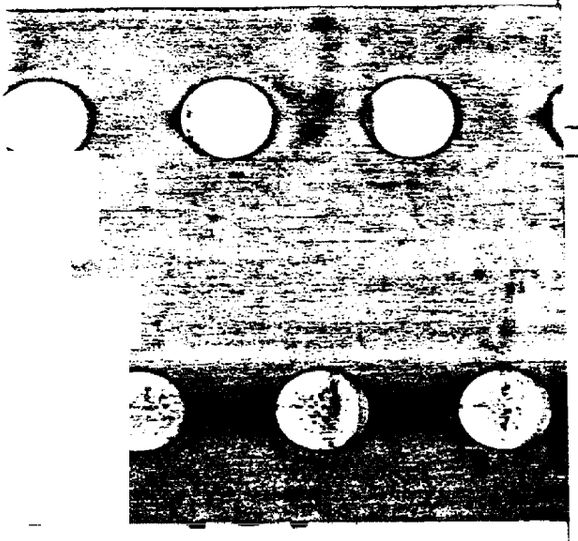
BEING the same property conveyed to George T. Hicks and wife, Sallie R. Hicks by Warranty Deed from Benton Sawyer et al, of record in Book 2297, page 317, Register's Office of Davidson County, Tennessee.

INCLUDED in the above described property, but specifically EXCLUDED therefrom is that tract conveyed to Stirton Oman, Jr. and wife, Shelby B. Oman by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 5697, page 316, Register's Office for Davidson County, Tennessee, and more completely described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, and being part of Lot 5 on the Plan of the Estate of Samuel Northern, deceased, as of record in Minute Book "L", page 423, County Court of said County, and described as follows:

Beginning at a P. K. in a corner fence post at the southeasterly corner of the property conveyed to E. Warner Bass, et us, of record in Book 5004, page 614, Register's Office for Davidson County, Tennessee. Thence with the southerly line of said tract, North 88 deg. 40' 30" West 696.75 feet to a P. K. in corner fence post; thence South 01 deg. 38' 23" West 10.13 feet to a concrete monument, said point being the Northeasterly corner of property conveyed to Stirton Oman, Jr., et ux, of record in Book 5196, page 77, Register's Office for Davidson County, Tennessee; thence with the common line between said two tracts, South 3 deg. 56' 45" West 306.77 feet to a concrete monument; thence North 89 deg. 35' 26" West 274.21 feet to a P. K. in corner in fence post; thence South 2 deg. 59' 26" West 338.32 feet to a point; thence South 87 deg. 30' East 973.72 feet to an iron pin in the westerly line of the B. K. Hibbit, III, property, of record in Book 4492, page 172, Register's Office for Davidson County, Tennessee; thence North 02 deg. 54' 54" East 263.43 feet to a P. K. in corner fence post, said point being the southwesterly corner of the property conveyed to Martin S. Brown, of record in Book 5462, page 994, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of said Brown property, North 03 deg. 07' 02" East 415.97 feet to the point of beginning and containing 12.943 acres more or less.





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

RECEIVED OF _____

FOR _____

BOOK 7755 PAGE 770

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
2600000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8580.00

PRFEE 0.50
WDEED 9.00
TOTAL 8589.50
CHECK 8589.50

02928

IDENTIFICATION REFERENCE

JAN 20 2 34 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

01/20/89 01 14:34 0001 7974

No. 174607