Bk 31 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Southeastern Land Fund, Inc. 2839 Paces Ferry Road Atlanta, GA 30339	Map 163 Parcel 301, and a portion of Par. 128	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Harding University Group 4 Construction Project Services, Inc. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Southeastern Land Fund, Inc., a Georgia corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easement in favor of American Telephone and Telegraph Company of Tennessee of record in Book 1207, page 530, Register's Office for Davidson County, Tennessee.

3. Right-of-Way of record in Book 2105, page 428, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $846,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 1989.

Notary Public
My Commission Expires: 7/4/1991

NOTARY PUBLIC
DAVIDSON COUNTY

4. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7453, page 445, said Register's Office.

5. Storm Water Detention Agreement of record in Book 7632, page 962, by and between California-Texas Properties, Inc. and Metropolitan Government of Nashville and Davidson County, said Register's Office (contains improper acknowledgment).

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7775, page 361, said Register's Office.

This is unimproved property, known as P.U.D. Tract 7 and a portion of P.U.D. Tract 8, Hickory Highlands, Bell Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17 day of February, 1989.

HARDING UNIVERSITY

By: David B. Burks

Title: President

GROUP 4 CONSTRUCTION PROJECT SERVICES, INC.

By:

Title: President

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public, David B Burks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Harding University, a Arkansas Corporation, and is authorized to execute this instrument on behalf of Harding University.

WITNESS my hand, at office, this 17 day of February, 1989.

Mrs. Douglas L. Sanders
Notary Public

My Commission Expires: 9/9/89

STATE OF Tennessee

COUNTY OF Davidson

8423 02/21 0101 03CHECK 2804.30

Personally appeared before me, Loretta B Lane, Notary Public, Bert J Warlington, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Group 4 Construction Project Services, Inc., a Tennessee corporation and is authorized to execute this instrument on behalf of Group 4 Construction Project Services, Inc.

WITNESS my hand, at office, this 17th day of February, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1991

1000

FEB 21 9 59 AM '89

EXHIBIT A

P.U.D. TRACT 7 AND PART OF P.U.D. TRACT 8
OF HICKORY HIGLANDS

Being a parcel of land lying in Davidson County, Tennessee and being all of Reserve Parcel "A", Bellwood Trace Subdivision and a portion of Reserve Parcel "B", Bellwood Trace Subdivision as of record in Book 6250, page 13, Register's Office for Davidson County, Tennessee and also known as P.U.D. Tract 7 and a portion of P.U.D. Tract 8, Hickory Highlands and being bounded on the west by Russell Cashion and Bell Road; on the north by Lot 1, Bellwood Trace; on the east by remainder of P.U.D. Tract 8, Hickory Highlands; on the south by Mary Cashion and being more particularly described as follows:

Beginning at an iron pin corner common with Russell Cashion in the east right-of-way line of Bell Road;

Thence, with the east right-of-way line of Bell Road the following bearings and distances; thence north 03 deg. 45 min. 31 sec. east, 140.44 feet to a point;

Thence, on a curve to the right, the radius of which is 1367.39 feet, the central angle of which is 31 deg. 52 min. 23 sec. the chord of which is north 18 deg. 36 min. 15 sec. east, 750.90 feet, along the curve distance of 760.67 feet to a point;

Thence, north 55 deg. 27 min. 34 sec. west, 5.00 feet to a point; thence on a curve to the right, the radius of which is 1372.39 feet, the central angle of which is 06 deg. 07 min. 37 sec. the chord of which is north 37 deg. 36 min. 15 sec. east, 146.69 feet, along the curve distance of 146.76 feet to a point;

Thence, north 40 deg. 40 min. 03 sec. east, 46.00 feet to a point, a corner common with Lot 1, Bellwood Trace;

Thence, leaving Bell Road and with Lot 1, Bellwood Trace the following bearings and distances;

Thence, south 50 deg. 55 min. 29 sec. east, 662.15 feet to a point;

Thence, south 19 deg. 04 min. 03 sec. west, 250.00 feet to a point;

Thence, south 60 deg. 19 min. 52 sec. east, 450.08 feet to a point, a corner common with Lot 1, Bellwood Trace;

Thence, on a severance line across P.U.D. Tract 8, Hickory Highlands the following bearings and distances;

Thence, south 38 deg. 54 min. 38 sec. west, 127.31 feet to a point;

Thence, south 45 deg. 58 min. 31 sec. west, 1153.60 feet to a point in the north line of Mary Cashion;

Thence, with the north line of Mary Cashion, north 88 deg. 54 min. 54 sec. west, 50.86 feet to a point, a corner common with Russell Cashion in the north line of Mary Cashion;

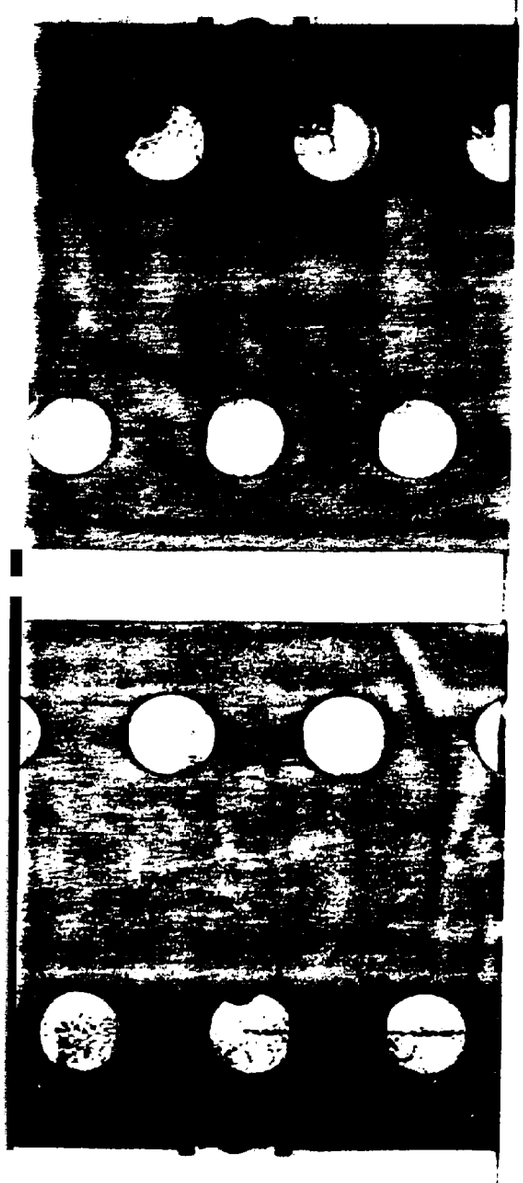
Thence, with Russell Cashion the following bearings and distances;

Thence, north 01 deg. 06 min. 28 sec. east, 770.93 feet to a point;

Thence, south 89 deg. 56 min. 22 sec. west, 242.18 feet to the point of beginning.

Containing 1,053,798 square feet (24.192 acres, more or less).

Being a portion of the property conveyed to California-Texas Properties, Inc. by deed of record in Book 6768, page 661, Register's Office, Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7775 PAGE 369

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
846000.00
CON TX 2791.80
PRFEE 0.50
WDEED 12.00
TOTAL 2804.30
CHECK 2804.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/21/89 01 10:01 0001 8423

100055

FEB 21 9 59 AM '89

No. 182876