Pd 35

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

BOOK 7778 PAGE 392

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Richland Place, Inc.	Same	Map 104-14, Parcel 7
P.O. Box 1398 Murfreesboro, Tennessee 37130		

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, RCC ASSOCIATES, L.P., a Delaware limited partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto RICHLAND PLACE, INC., a Tennessee not-for-profit corporation, 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. Matters reflected in the Plat of record in Book 6900, Page 838, Register's Office for Davidson County, Tennessee, including the Owner's Certificate, certain notes, a Nashville Electric Service Easement, a 5' x 25' permanent utility easement, a 5' x 30' anchor easement and a notation concerning an additional right-of-way dedication along Sharondale Drive.

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 23rd day of February, 1989.

RCC ASSOCIATES, L.P.

By: Richland Properties, Inc., its general partner

By: James W. Caden

Title: Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Marie Burroughs, a Notary Public of said county and state, James W. Caden, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Richland Properties, Inc., 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 execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of February, 1989.

Anne Marie Burroughs
Notary Public

My Commission Expires: 05/20/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00.

Richard F. Rapp
Affiant

Sworn to and subscribed before me this 23rd day of February, 1989.

Linda J. Boggess
Notary Public

My Commission Expires: 11-12-90

JA19

EXHIBIT A

Land located in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of the Boundary Plat for Whitworth, of record in Book 6900, Page 838, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

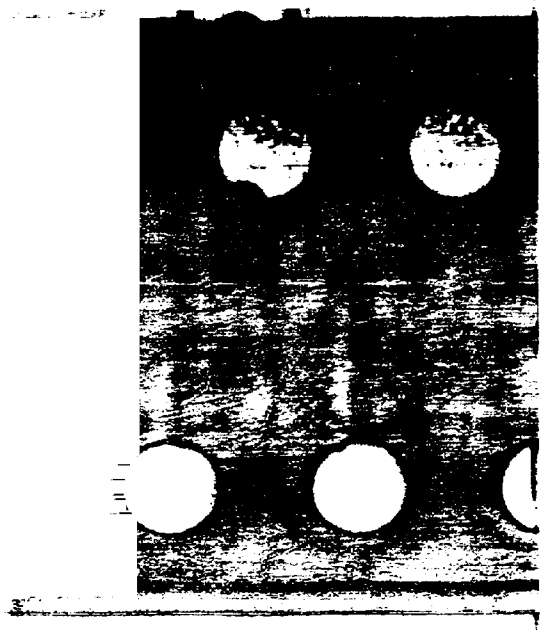
Beginning at a point, said point being the southwest corner of the junction of the Sharondale Avenue right-of-way, with the I-440 right-of-way; thence, leaving said I-440 right-of-way and with said Sharondale Avenue West right-of-way margin, S 02 deg. 09' 36" W, 218.70 feet to a point; thence, continuing with said Sharondale West right-of-way margin, S 02 deg. 06' 05" W, 71.30 feet to a point, said point being the beginning of a curve to the right; thence, leaving said Sharondale right-of-way with a new line and with said curve to the right having an internal angle of 90 deg. a radius of 25' and a chord length of 35.36 feet, 39.27 feet to a point; thence, N 87 deg. 53' 55" W, 15.44 feet to a point; thence with a curve to the right having an internal angle of 44 deg. 30' 00", a radius of 680.00 feet, and a chord length of 514.96 feet, 528.14 feet to a point; thence, N 43 deg. 23' 55" W, 176.77 feet to a point; thence, with a curve to the left having an internal angle of 05 deg. 05' 52", a radius of 1110.00 feet, and a chord length of 98.73 feet, 98.76 feet to a point; thence, N 46 deg. 34' 14" E, 582.21 feet to a point, said point being in the south right-of-way margin of I-440; thence, with said I-440 south right-of-way margin, S 31 deg. 26' 02" E, 151.45 feet to a point; thence, continuing with said I-440 south right-of-way margin, S 25 deg. 24' 24" E, 299.67 feet to a point; thence, continuing with said I-440 south right-of-way margin, S 40 deg. 50' 24" E, 127.50 feet to the point of beginning. Said tract containing 7.40 acres (322,274.95 square feet) more or less.

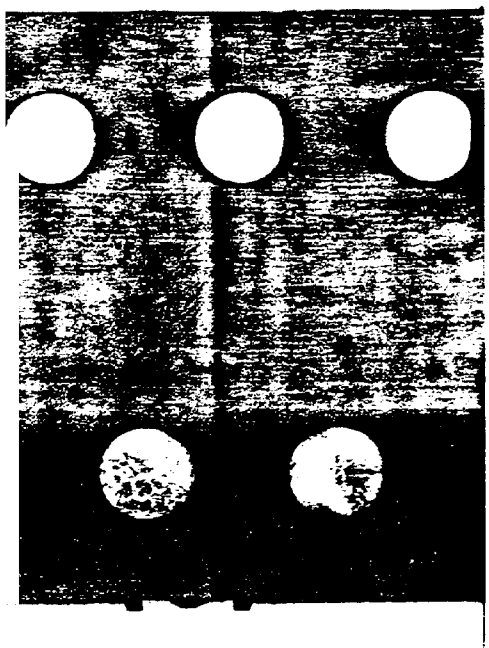
Being part of the same property conveyed to RCC Associates, L.P., a Delaware limited partnership by deed from Richland Country Club, a Tennessee not-for-profit corporation, of record in Book 7667, Page 167, Register's Office for Davidson County, Tennessee.

JA14

11071
IDENTIFICATION
Feb 23 3 34 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

9713 02/23 0101 03CHECK 9084.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 395

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 2750000.00
CON TX 9075.00
PRFEE 0.50
WDEED 9.00
TOTAL 9084.50
CHECK 9084-50

02/23/89 01 15:36 0001 9713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1107.1.

IDENTIFICATION REFERENCE

Feb 23 3 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184147