FORM NO. WD-1

BOOK 7907 PAGE 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 1989

Notary Public

MY COMMISSION EXPIRES: 11-12-90
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY

Equity Search, Incorporated, 2323 Hillsboro Road, Nashville, Tennessee 37212

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Greater Middle Tennessee Development Partnership	Greater Middle TN Development Ptrshp	128-00.128 &
c/o U.S. Equities (NAME)	c/o U. S. Equities (NAME)	
2323 Hillsboro Road	2323 Hillsboro Road	128-00.127 &
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	128-00.076
(CITY) (STATE) (P.O. ZIP)	(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, Claudia B. Davis, Carey G. Davis, an unmarried man, Philip L. Davis and Philip L. Davis, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greater Middle Tennessee Development Partnership, a General Partnership composed of Oakland Investments LTD.,a Delaware Corporation and Trianon Developments LTD., a Delaware Corporation
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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The said Marie A. Davis, wife of Philip L. Davis joins in this conveyance to relinquish any marital rights she may have in said property.

55342

FILED AUG 4 12 05 PM '89

2800 08/04 0101 03CHECK 2320.00

unimproved ( )
This is improved (X) property, known as Hicks Road (House Number) (Street) Nashville (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 4th day of AUGUST, 1989

Claudia B. Davis — Carey G. Davis — Philip L. Davis

Marie A. Davis — Philip L. Davis, Jr.

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia B. Davis, Carey G. Davis, Philip L. Davis and wife, Marie A. Davis, and Philip L. Davis, Jr.

the bargainors, 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 4th day of August, 1989.

Notary Public

Commission Expires 11-12-90

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

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

EXHIBIT "A"

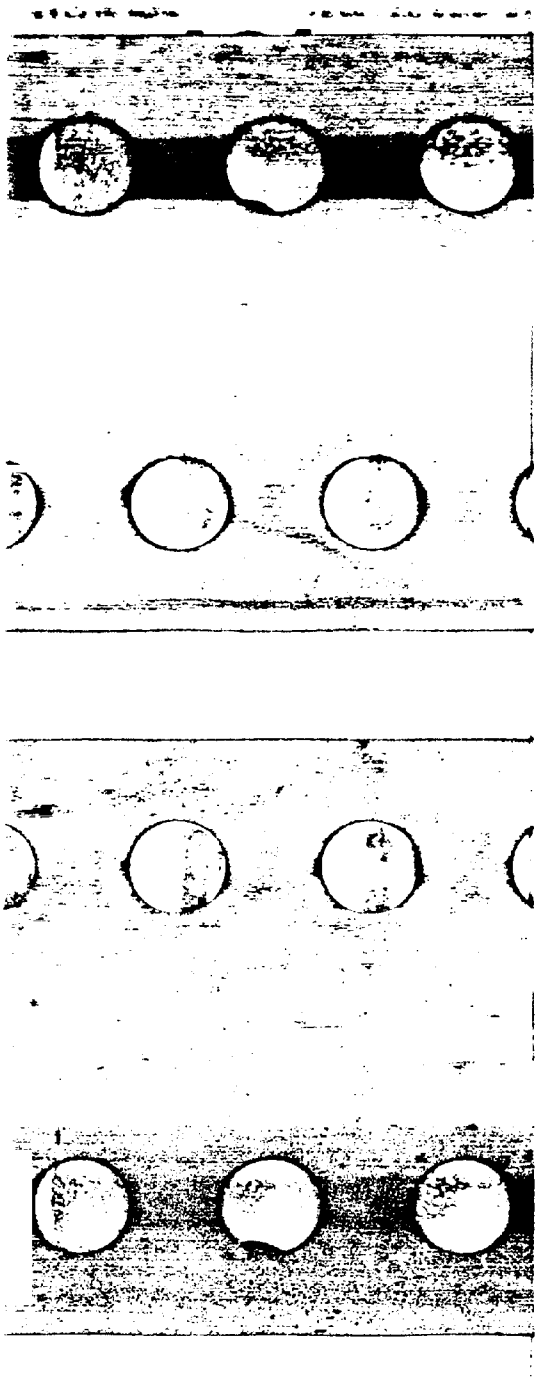
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located 1,000 feet, more or less, north of U.S. Highway 70 on Hicks Road and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Hicks Road, said point being 900 feet, more or less, north of U.S. Highway 70; thence, with said margin, the following calls:

With a curve to the left 66.72 feet, said curve having a central angle of 03 deg. 48' 58", a radius of 1,001.77 feet and a chord of N 14 deg. 06' 37" W, 66.71 feet to a point; N 16 deg. 01' 06" W, 334.39 feet to a point;

With a curve to the right 190.36 feet, said curve having a central angle of 13 deg. 24' 18", a radius of 813.63 feet, and a chord of N 09 deg. 18' 57" W, 189.92 feet to a point; N 02 deg. 36' 48" W, 151.76 feet to a point; with a curve to the left 174.35 feet, said curve having a central angle of 17 deg. 55' 33", a radius of 557.28 and a chord of N 11 deg. 34' 34" W, 173.64 feet to a point in the southeasterly corner of Davidson County Board of Education of record in Book 2742, Page 217, R.O.D.C.; thence, leaving said easterly margin, with the southerly line of Board of Education, N 76 deg. 57' 19" E, 311.38 feet to a concrete monument; thence, 21 deg. 32' 19" E, 464.71 feet to a concrete monument; thence, N 78 deg. 01' 26" W, 375.42 feet to an iron pin in concrete at the northwest corner of the Board of Education; thence, with the easterly line of Alfred T. Levine of record in Book 4402, Page 204, R.O.D.C., N 00 deg. 46' 21" E, 1708.59 feet to a 30" Oak; thence, S 85 deg. 53' 36" E, 264.00 feet to a point in the southeast corner of E.H. Duncan, et ux, of record in Book 2639, Page 495, R.O.D.C.; thence, with Duncan's east line, N 12 deg. 55' 42" E, 502.35 feet to a point in the southerly line of Robertson Highlands Associates, of record in Book 7116, Page 251, R.O.D.C.; thence, with Associates southerly line, N 89 deg. 33' 23" E, 187.54 feet to a point; thence, severing the properties of Phillip L. Davis and Carey G. Davis of record in Book 5161, Page 200, R.O.D.C., the following calls: S 12 deg. 00' 00" E, 1,542.98 feet to a point, S 26 deg. 30' 00" W, 670.00 feet to a point, S 20 deg. 30' 00" E, 900.41 feet to a point in the northerly line of Deer Lake, of record in Book 5050, Page 62, R.O.D.C.; thence with northerly line of said Deer Lake, N 87 deg. 38' 44" W, 801.11 feet to a point, thence, S 03 deg. 46' 31" W, 738.52 feet to the point of beginning. Containing 1,984,558 square feet or 45.56 acres, more or less.

Being the same property conveyed to Claudia B. Davis by deed from Philip Lee Davis, Jr. and wife, Claudia B. Davis as recorded in Book 7778, Page 205 and being the same property conveyed to Carey G. Davis, an unmarried man by deed from Philip L. Davis and wife, Marie A. Davis, and Philip L. Davis, Jr. and wife, Claudia B. Davis as recorded in Book 5161, Page 200, and being a portion of the property conveyed to Philip L. Davis, Philip L. Davis, Jr. and Carey G. Davis by deed from John C. Beasley, unmarried as recorded in Book 4851, Page 78, Register's Office of Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7907 PAGE 638

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 700000.00
CON TX 2310.00
PRFEE 1.00
WDEED 9.00
TOTAL 2320.00
CHECK 2320.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/89 01 12:06 0001 2800

55342

IDENTIFICATION

Aug 4 12 05 PM '89

FELIX Z WILSON II REGISTER

No. 266122