P742

BOOK 7922 PAGE 297

BYRD/PRIEST POINT
BBSJr/jas
8/22/89

ADDRESS NEW OWNERS:	TAX RESPONSIBILITY:	MAP-PARCEL NOS.
Star Enterprise Suite 210, 1451 Elm Hill Pike Nashville, TN 37210	SAME	Map 97, Parcel 140
THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Priest Point Associates, L.P., a Delaware limited partnership ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Star Enterprise, a New York general partnership ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Andrew W. Byrd
Affiant

SUBSCRIBED AND SWORN to before me, this 22nd day of August, 1989.

1-21-90
My Commission Expires

Susan Hutt
Notary Public

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor

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

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

This is unimproved Property known as Lot No. 1 on the Plan of Priest Point, Stewart's Ferry Pike at Blackwood Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 22nd day of August, 1989.

GRANTOR:

PRIEST POINT ASSOCIATES, L.P.,
a Delaware limited partnership

BY: BYRD DEVELOPMENT, S.F., L.P.,
general partner

BY: BYRD DEVELOPMENT COMPANY, S.F.,
its general partner

BY: Andrew W. Byrd
ITS: Executive Vice President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Susan Hutt, a Notary Public of the State and County aforesaid, personally appeared Andrew W. Byrd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of Byrd Development Company, S.F., a corporation, and that he as such Executive Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President, in its capacity as General Partner of Byrd Development, S.F., L.P., a limited partnership, in its capacity as General Partner for Priest Point Associates, L.P., a limited partnership, the within named bargainor, by signing the name of Priest Point Associates, L.P. by Byrd Development, S.F., L.P., as General Partner, by Byrd Development Company, S.F., as General Partner of Byrd Development, S.F., L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of August, 1989.

Susan Hutt
Notary Public

SUSAN HUTT NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
1-21-90

EXHIBIT "A"

SURVEYOR'S DESCRIPTION - OUTLOT

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Priest Point, as shown on plat of record in Plat Book 6900, page 746, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Stewarts Ferry Pike, said point at the terminus of a return curve from the southerly margin of Blackwood Drive, said point also being southerly 80 feet, more or less, from the centerline of said Blackwood Drive;

THENCE, with said westerly margin with a curve to the right, 72.05 feet to a point, said curve having a central angle of 03° 51' 17", a radius of 1,070.86 feet, a tangent of 36.04 feet and a chord of S 06° 32' 06" W, 72.03 feet;

THENCE, continuing with said westerly margin S 08° 27' 44" W, 73.51 feet to a point;

THENCE, leaving said westerly margin with a severance line, the following calls:

S 85° 52' 21" W 60.47 feet to a point;

With a curve to the left 81.61 feet to a point, said curve having a central angle of 27° 13' 04", a radius of 171.80 feet, a tangent of 41.59 feet and a chord of S 72° 15' 49" W, 80.84 feet;

With a curve to the right 34.02 feet to a point, said curve having a central angle of 77° 58' 07", a radius of 25.00 feet, a tangent of 20.23 feet and a chord of N 82° 21' 40" W, 31.46 feet;

With a curve to the left 73.87 feet to a point, said curve having a central angle of 26° 57' 16", a radius of 157.02 feet, a tangent of 37.63 feet and a chord of N 56° 51' 15" W, 73.19 feet;

With a curve to the right 8.00 feet to a point, said curve having a central angle of 03° 05' 53", a radius of 148.00 feet, a tangent of 4.00 feet and a chord of N 68° 46' 57" W. 8.00 feet;

N 19° 40' 18" E, 15.00 feet to a point;

N 24° 48' 06" W, 95.92 feet to a point in the southerly margin of Blackwood Drive;

THENCE, with said southerly margin, the following calls:

With a curve to the right, 235.41 feet to a point, said curve having a central angle of 20° 45' 01", a radius of 650.00 feet, a tangent of 119.01 feet and a chord of N 77° 31' 20" E, 234.12 feet;

N 87° 53' 48" E, 37.03 feet to a point;

With a curve to the right, 42.19 feet to the point of beginning, said curve having a central angle of 96° 42' 27" a radius of 25.00 feet, a tangent of 28.11 feet and a chord of S 43° 45' 02" E, 37.36 feet.

Containing 43,216 square feet or 0.99 acre, more or less.

BEING a portion of the property conveyed to Priest Point Associates, L.P., by deed of record in Book 7027, page 716, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. 1989 real estate taxes, which have been assumed by Grantee.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7492, page 465.

3. Storm Water detention Agreement of record in Book 7446, page 845.

4. Restrictions contained in Book 6553, page 353.

5. Declaration of Restrictions, of even date herewith, executed by Grantor, and recorded prior to this instrument in Book 7922, page 288, Register's Office for Davidson County, Tennessee.

6. All matters shown on plat of record in Book 6900, page 746, said Register's Office.

6 0 5 4 6.

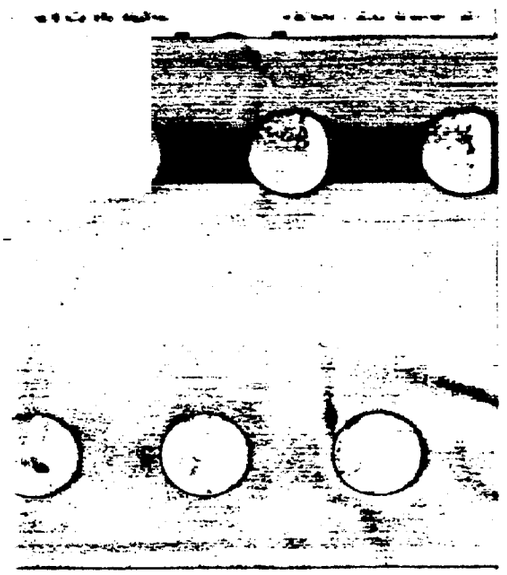
IDENTIFICATION REFERENCE

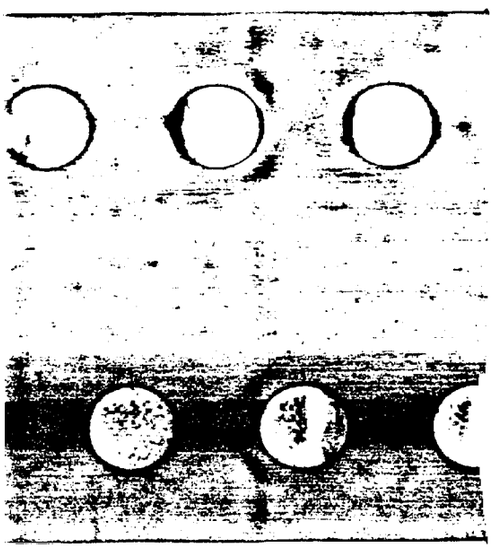
AUG 21 2 38 PM '89

DAVIDSON COUNTY, TN

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7922 PAGE 301

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	375000.00
			CON TX	1237.50
			PRFEE	1.00
			[illegible]	12.00
			TOTAL	1250.50
			CHECK	1250.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

08/24/89 01 14:40 0001 8984

60546

IDENTIFICATION REFERENCE

AUG 24 2 30 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 242213