Bot 6

agh3208/cmm:08/25/89
PBX001-475

This instrument prepared by: (AGH)
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Rochford Realty and
Construction Co., Inc.
2200 Abbott Martin
Nashville, TN 37215

Send Tax Bills to:
Same

Map-Parcel No.
116-16-B
3, 4, 5, 6, 10, 11, 13,
14, 15, 16, 20, 21, 27,
32, 33, 37

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is ~~$665,000.00~~ $665,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of August, 1989.

Notary Public

My Comm. Expires: 5/8/91

WARRANTY DEED

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, Iroquois Real Estate, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rochford Realty and Construction Co., Inc. 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 EXHBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM

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 on EXHIBIT B attached hereto; and we do further covenant and bind ourselves, our heirs successors, assigns 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 30 day of August, 1989.

IROQUOIS REAL ESTATE, INC.

BY:

TITLE: President

62262

IDENTIFICATION REFERENCE

AUG 30 3 47 PM '89

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lawrence M. Lipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Iroquois Real Estate, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30 day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 1/4/92

EXHIBIT A

Property Description

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, being more fully described as follows:

Beginning at an iron pin set on the north right-of-way line of Hobbs Road at the southwest corner of Part One Evergreen Heights as recorded in Book 1130, Page 19, Register's Office for Davidson County, Tennessee, and the southeast corner of Lot 106 of the plan of Royal Oaks Land Company's Subdivision of the Baker Tract as recorded in Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee; thence leaving the north right-of-way line of Hobbs Road and with the common line of Evergreen Heights and Royal Oaks north 7 degrees 07 minutes 59 seconds east, 290.01 feet to an iron pin set; thence, north 10 degrees 34 minutes 39 seconds east, 270.77 feet to an existing iron pin; thence, north 08 degrees 22 minutes 47 seconds east, 61.47 feet to an existing iron pin; thence, north 12 degrees 07 minutes 47 seconds east, 254.59 feet to a drill hole painted in drain; thence, north 12 degrees 07 minutes 45 seconds east, 325.12 feet to an existing iron pin in the southwest corner of a tract of land conveyed to the City of Nashville of record in Book 2028, Page 234, Register's Office for Davidson County, Tennessee; thence, south 77 degrees 51 minutes 56 seconds east, 90.04 feet to an existing iron pin; thence, north 12 degrees 08 minutes 10 seconds east, 80.01 feet to an existing iron pin; thence, north 77 degrees 52 Min. 23 seconds west, 90.00 feet to an existing iron pin on the easterly line of Royal Oaks Land Company Subdivision; thence, north 12 degrees 07 minutes 45 seconds east, 150.88 feet to an existing P. K. nail in a rock; thence, north 05 degrees 05 minutes 03 seconds east, 233.58 feet to an existing iron pin in the southwest corner of Tom Ragland et ux of record in book 1970, page 193, Register's Office for Davidson County, Tennessee; thence, with the southerly line of Tom Ragland et ux south 86 degrees 02 minutes 00 seconds east, 285.47 feet to an existing concrete monument on the westerly line of Evergreen Heights Section Two of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee; thence, south 06 degrees 51 minutes 56 seconds west, 247.62 feet to an existing iron pin; thence south 06 degrees 50 minutes 15 seconds west, 1002.09 feet to an existing iron pin; thence, north 82 degrees 49 minutes 39 seconds west 42.96 feet to an existing concrete monument; thence, south 03 degrees 42 minutes 02 seconds west, 147.42 feet to an existing concrete monument on the north line of Evergreen Heights - Part One; thence, north 87 degrees 06 minutes 56 seconds west, 119.00 feet to an iron pin set; thence, south 03 degrees 20 minutes 06 seconds west, 255.93 feet to an iron pin set at the north right-of-way line of Hobbs Road; thence, with the north right-of-way of Hobbs Road north 87 degrees 06 minutes 50 seconds west, 236.00 feet to the point of beginning and containing 11.36 acres, more or less.

Being the same property conveyed to Iroquois Real Estate, Inc., a Tennessee corporation, by Trustee's Deed from George R. Fusner, Jr., Trustee, of record in Book 7883, page 115, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED THEREFROM ARE Lot Nos. 1, 2, 7, 8, 9, 12, 17, 18, 19, 22, 23, 24, 25, 26, 28, 29, 30, 31, 34, 35, 36, 38, 39 and 40, on the Plan of Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

ALSO INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED THEREFROM is that property known as all of Reserved Parcel "A" on the proposed subdivision known as "The Iroquois" conveyed to the Metropolitan Government of Nashville and Davidson County by General Warranty Deed from Iroquois Associates, a Tennessee Joint Venture, of record in Book 6672, page 12, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1989 Metropolitan Government taxes -- a lien but not yet due and payable.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4154, page 212, Book 3432, page 467, Book 4159, page 136, Book 4197, page 385, and Book 4154, page 230, said Register's Office.

3. Easement for ingress and egress granted to the City of Nashville, of record in Book 2028, page 234, said Register's Office.

4. Easement for right-of-way granted to Albert L. Menefee by Decree of the Chancery Court of Davidson County, Tennessee, entered in Minute Book 61, page 307, Chancery Court for said County.

5. Restrictive Covenants of record in Book 6657, page 683, and Book 6684, page 243, as amended in Book 6820, page 732 and Book 7523, page 828, said Register's Office.

6. All matters as shown on the Plan of record in Book 1130, page 19, said Register's Office.

7. All matters as shown on the Plan of record in Book 6900, pages 61 and 62, said Register's Office.

8. Nashville Electric Service Easement as shown on the survey of Turner Engineering Company, dated July 26, 1979.

9. Storm Water Detention Agreement of record in Book 6400, page 650, said Register's Office.

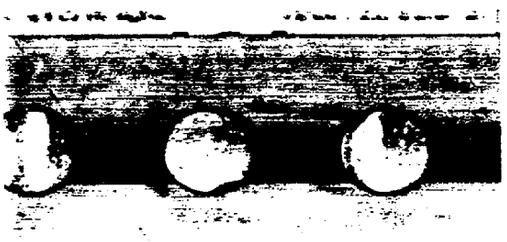
10. Conveyance of water mains of record in Book 7154, page 407, said Register's Office.

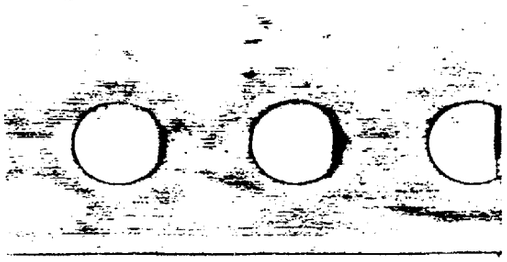
11. Conveyance of sewer mains of record in Book 7154, page 332, said Register's Office.

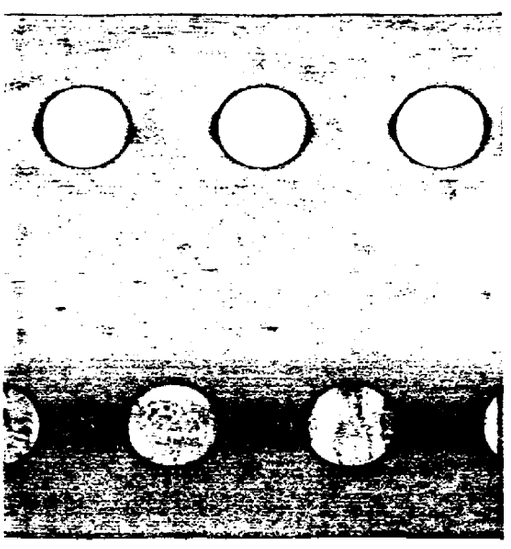
12. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Restrictive Covenants set forth in Exception 5. above.

13. Rights of others in and to the common areas.

1020 08/30 0101 03CHECK 2191.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7926 PAGE 955

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 660000.00
CON TX 2178.00
PRFEE 1.00
~~MISC~~ 12.00
~~TOTAL~~ 2191.00
CHECK 2191.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/89 01 15:48 0001 1020

6226.2

IDENTIFI REFERENCE

AUG 30 3 47 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244217