File 35
CTFC

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This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7965 PAGE 354

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
James M. Seneff, Jr. and Robert A. Bourne 400 East South Street, Suite 500 Orlando, Florida 32801	Same	Map 86 P/O Parcel 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jackson's Courtyard, a partnership composed of William J. Gregg, Sr., Robert Anderson, Leroy Norton, Jr., William J. Gregg, Jr., and Richard Pierce King, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto James M. Seneff, Jr. and Robert A. Bourne, hereinafter the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Jacksons Courtyard, of record in Book 6900, Page 970, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point situated in the southerly margin of Lebanon Pike, said point being westerly 860.5 feet more or less from Juarez Drive, said point also being the northwest corner of the Shoney's property of record in Deed Book 4880, Page 437, said Register's Office, and the northeast corner of the property herein described;

Thence, along said common line with the Shoney's property, N 86 17'47" E, a distance of 191.54 feet to a point;

Thence, S 6 02'36" E, a distance of 160.30 feet to a point;

Thence, S 85 00'58" W, a distance of 239.13 feet to a point;

Thence, N 51 10'59" W, a distance of 91.45 feet to a point situated in the southerly margin of Lebanon Pike;

Thence, along said road, N 46 45'00" E, a distance of 43.74 feet to a point;

Thence, along a curve to the left having a central angle of 11 48'01", a radius of 517.68 feet, a length of 106.62 feet to the point of beginning and containing 41,425 square feet or 0.951 acres of land more or less.

Being part of the same property conveyed to Jackson's Courtyard, a partnership composed of William J. Gregg, Sr., Robert Anderson, Leroy Norton, Jr., William J. Gregg, Jr. and Richard Pierce King by Quitclaim Deed from William Gregg, Sr., Trustee, of record in Book 7285, Page 869, Register's Office for Davidson County, Tennessee.

This is improved property known as Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs and assigns, forever. And GRANTOR does covenant with 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:

1. Taxes for 1989: a lien, but not yet due and payable.

2. All matters as shown on the Plan of record in Book 6900, Page 970, Register's Office for Davidson County, Tennessee.

3. Easement Agreement, of record in Book 7780, Page 928, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenant Agreement contained in an instrument of record in Book 7780, Page 934, Register's Office for Davidson County, Tennessee, as amended by that certain Modification of Restrictive Covenant Agreement of record in Book 7965, Page 346, said Register's Office.

5. Grant of Anchor Easement to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, of record in Book 5974, Page 532, Register's Office for Davidson County, Tennessee.

6. Easement Agreement between Grantor and Grantee of record in Book 7965 Page 359, said Register's Office.

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 and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 as of this 19th day of October, 1989.

JACKSON'S COURTYARD

William J. Gregg, Sr.

Robert Anderson

Leroy Norton, Jr.

William J. Gregg, Jr.

Richard Pierce King

75669

IDENTIF. TREFERENCE

Oct 20 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathleen A. Thurman, of the state and county aforesaid, personally appeared William J. Gregg, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Jackson's Courtyard, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 19 day of Oct., 1989.

Kathleen A. Thurman
Notary Public

My Commission Expires: July 24, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathleen A. Thurman, of the state and county aforesaid, personally appeared Robert Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Jackson's Courtyard, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 19 day of Oct., 1989.

Kathleen A. Thurman
Notary Public

My Commission Expires: July 24, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathleen A. Thurman, of the state and county aforesaid, personally appeared Leroy Norton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Jackson's Courtyard, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 19 day of Oct., 1989.

Kathleen A. Thurman
Notary Public

My Commission Expires: July 24, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathleen A. Thurman, of the state and county aforesaid, personally appeared William J. Gregg, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Jackson's Courtyard, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 19 day of Oct., 1989.

Kathleen A. Thurman
Notary Public

My Commission Expires: July 24, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathleen A. Thurman, of the state and county aforesaid, personally appeared Richard Pierce King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Jackson's Courtyard, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 19 day of Oct., 1989.

Kathleen A. Thurman
Notary Public

My Commission Expires: July 24, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

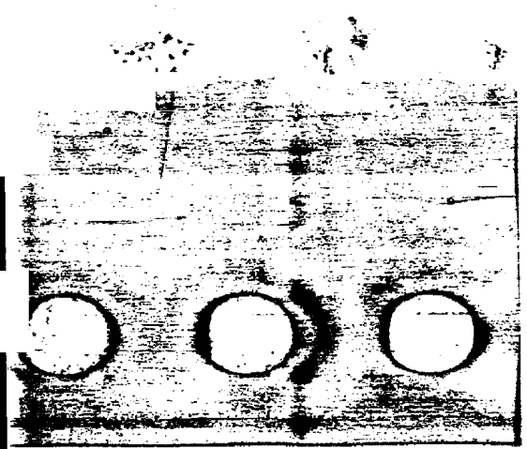
Affiant

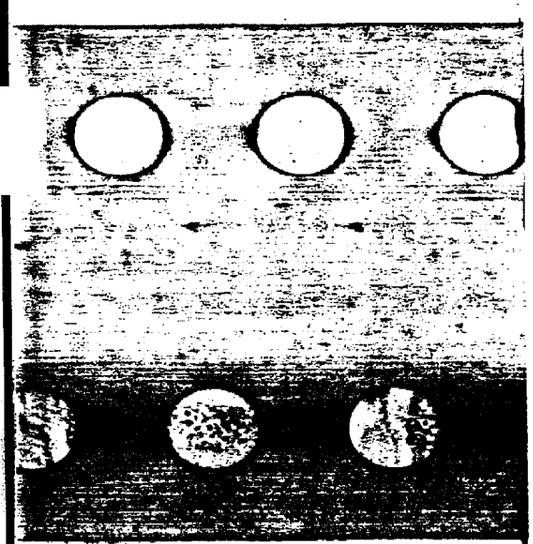
Sworn to and subscribed before me
this 20th day of OCTOBER, 1989.

Notary Public

My Commission Expires: 1-21-90.

7693 10/20 0101 03CHECK 1085.50





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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 358

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
325000.00
CON TX 1072.50
PRFEE 1.00
WDEED 12.00
TOTAL 1085.50
CHECK 1085.50

10/20/89 01 16:01 0001 7693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75669

IDENTIF. REFERENCE

OCT 20 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259831