This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map and Parcel No. 94/46
Field No. 030204379

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Jack D. Brown & James E. Nichols	SAME	N/A
P.O. Box 7218		
190 Spence Lane		
Nashville, TN 37210		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, RIVERHILLS, INC., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto JACK D. BROWN and JAMES E. NICHOLS, tenants in common, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being shown as Lot No. 1, portion of Parcel 46, Map 94, located on the north side of Lebanon Pike and east of Spence Lane, owned by Riverhills, Inc., a Tennessee Corporation, surveyed by Terry W. Jenkins dated November 20, 1989, and described as follows:

Beginning at a point on the easterly right-of-way line of Spence Lane, said point being the northwest corner of the herein described property; thence, along northerly boundary line of subject property, north 75 degrees 01 minutes 13 seconds east, a distance of 697.78 feet to a point; thence, continuing along northerly boundary line of subject property, north 81 degrees 52 minutes 00 seconds east, a distance of 149.52 feet to a point; said point also being northeast corner of subject property; thence, along easterly boundary line of subject property, also, westerly boundary line of the parcel owned by J. D. Brown and J. E. Nichols, south 04 degrees 56 minutes 43 seconds east, a distance of 857.84 feet to a point; said point also being southeast corner of the subject property; thence, along approximate centerline of 150' T.V.A. easement and southerly boundary line of subject property, also, northerly boundary line of parcel owned by J. D. Brown and J. E. Nichols, south 58 degrees 51 minutes 50 seconds west, a distance of 176.60 feet to a point; said point also being southwest corner of subject property; thence, along westerly boundary line of subject property, north 49 degrees 05 minutes 43 seconds west, a distance of 380.31 feet to a point; thence, continuing along westerly boundary line of subject property, north 33 degrees 48 minutes 57 seconds west, a distance of 229.04 feet to a point; thence, continuing along westerly boundary line of subject property, north 38 degrees 58 minutes 22 seconds west, a distance of 209.47 feet to a point; thence, northwesterly around a curve having a radius of 200.00 feet concaving south, a distance of 216.27 feet to a point on curve; said point also being on curve along easterly right-of-way line of Spence Lane; thence, northerly around a curve having a radius of 823.35 feet concaving east, along easterly right-of-way line of Spence Lane, a distance of 71.89 feet to the point of beginning, containing 10.41 acres, more or less.

Being a portion of the same property conveyed to Riverhills, Inc., by deed from William R. Carter and wife, Jane S. Carter and William R. Davidson and wife, Vera R. Davidson, of record in Book 4495, page 41, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right

to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6733, page 908, which voids, vacates and supersedes the easement of record in Book 6447, page 737, Register's Office of Davidson County, Tennessee.

2. Subject to all matters as shown on the survey attached hereto, as Exhibit A, including the TVA easements.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, grantor has hereunto set its signature, this the 21st day of December, 1989.

RIVERHILLS, INC.

By: _____
A. A. Colebrooke, President

By: _____
J. D. Eatherly, Secretary and Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared A. A. COLEBROOKE, 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 RIVERHILLS, 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, on this 21 day of December, 1989.

My Commission Expires:
7-3-91

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared J. D. EATHERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary and Treasurer of RIVERHILLS, 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 Secretary and Treasurer.

WITNESS my hand and seal, at office, on this 21 day of December, 1989.

My Commission Expires:
7-3-91

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $230,115.75.

Jack L. Worrell
Affiant

Sworn to and subscribed before me on this the 21 day of December 1989.

My Commission Expires:
7-3-91

Notary Public

91804

IDENTIFICATION REFERENCE

Dec 27 1 18 PM '89

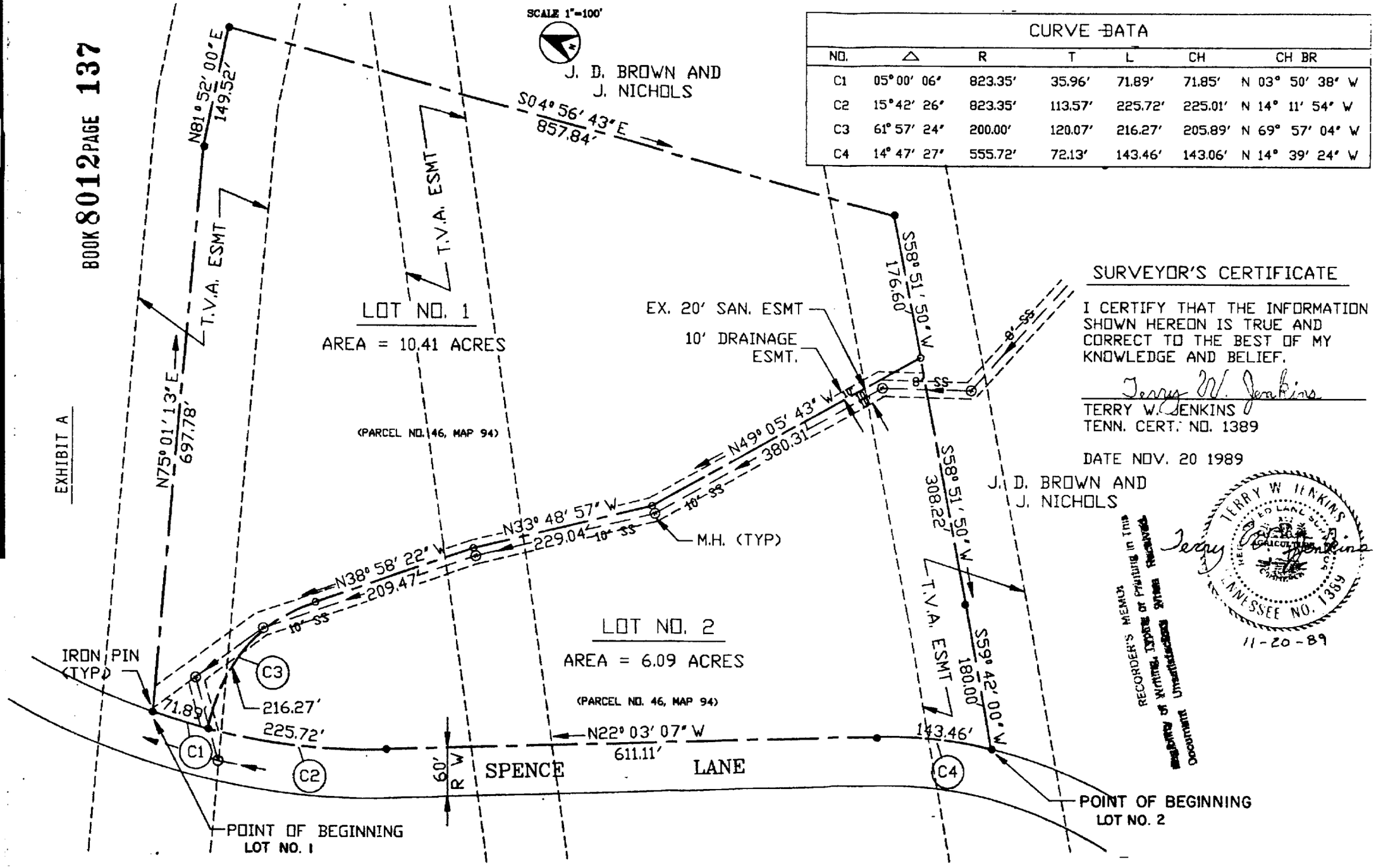
DAVIDSON COUNTY, TN

RUSH

7726 12/27 0101 03CHECK 772.33

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EXHIBIT A



CURVE DATA						
NO.	△	R	T	L	CH	CH BR
C1	05° 00' 06"	823.35'	35.96'	71.89'	71.85'	N 03° 50' 38" W
C2	15° 42' 26"	823.35'	113.57'	225.72'	225.01'	N 14° 11' 54" W
C3	61° 57' 24"	200.00'	120.07'	216.27'	205.89'	N 69° 57' 04" W
C4	14° 47' 27"	555.72'	72.13'	143.46'	143.06'	N 14° 39' 24" W

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Terry W. Jenkins

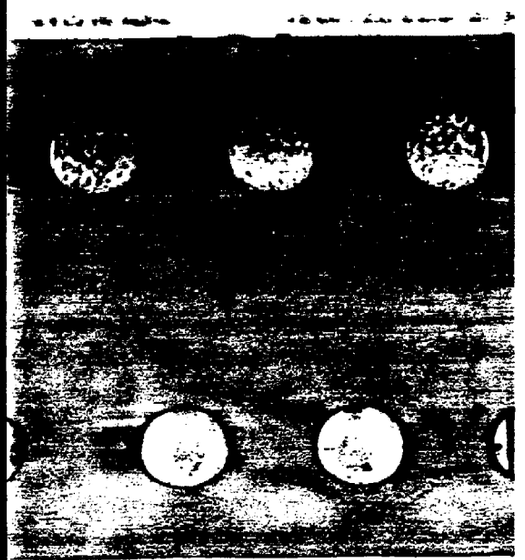
TERRY W. JENKINS
TENN. CERT. NO. 1389

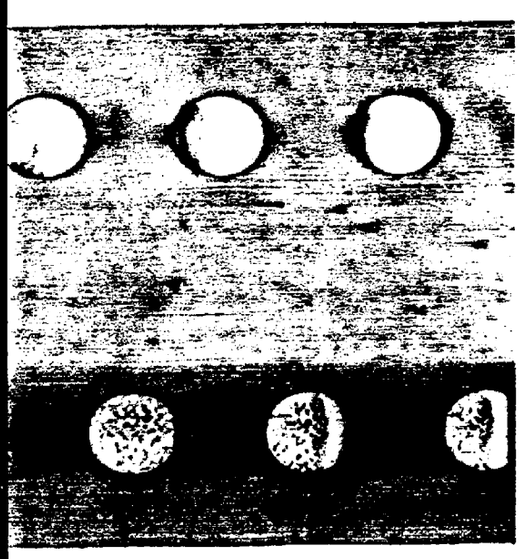
DATE NOV. 20 1989

TERRY W. JENKINS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1389

11-20-89

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 138

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 230115.75
				CON TX 759.33
				PRFEE 1.00
				WDEED 12.00
				TOTAL 772.33
				CHECK 772.33
12/27/89	01			13:18 0001 7726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91804

IDENTIFI REFERENCE

DEC 27 1 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278844