Box 55
260785

This Instrument was prepared by Porch, Peeler, Williams, Thomason & Bradley, Lawyers, 102 South Court Square, Waverly, Tennessee 37185. The name and address of the new owners and to whom the tax statement should be sent are Nashville Associates Limited Partnership, c/o The Lockwood Group, 17 West Lockwood, St. Louis, Missouri 63119.

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I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 625,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Robert J. Huber
Affiant

Subscribed and sworn to before me this the 27 day of December, 1989.

Linda V. Brodhead
Register or Notary Public
My Commission expires: 2-5-1990

92838

IDENTIFICATION REFERENCE

DEC 29 3 18 PM 1989

DAVIDSON COUNTY, TN

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 considerations, the receipt of which is hereby acknowledged, I, ROBERT J. HUBER, this date have bargained and sold, and by these presents do transfer and convey unto NASHVILLE ASSOCIATES LIMITED PARTNERSHIP, a Missouri limited partnership, its successors and assigns, a certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, as follows:

TRACT 1:

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Andrew Jackson Parkway and being a part of the property conveyed to First American National Bank by deed of record in Book 5086, page 959, Register's Office for Davidson County, Tennessee, and being more particularly described according to Survey of Barge, Waggoner, Sumner & Cannon dated March 12, 1985, as follows:

revised December 14, 1989,

BEGINNING at a point in the easterly margin of Andrew Jackson Parkway at the centerline of Dry Fork Creek, said point being northerly 550 feet, more or less, from the northeasterly margin of Old Hickory Boulevard;

Thence, with said easterly margin of Andrew Jackson Parkway with a curve to the right 979.85 feet, said curve having a central angle of 19° 54' 44", a radius of 2,819.43 feet, a tangent of 494.92 feet and a chord of North 06° 37' 23" West, 974.93 feet;

Thence, leaving said easterly margin of Andrew Jackson Parkway with the southerly line of the property conveyed to Linus W. Leppink, Jr., et ux, by deed of record in Book 5298, page 970, Register's Office for Davidson County, Tennessee, South 85° 34' East, 738.42 feet;

Thence, with the westerly line of Jackson's Retreat, Phase I, Section 2 of record in Book 5200, pages 334 and 335, Register's Office for Davidson County, Tennessee, South 04° 01' 53" West, 64.00 feet;

Thence, with the westerly line of Jackson's Retreat, Phase IL, as of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee, South 05° 13' 29" East, 309.05 feet;

Thence, continuing with said westerly line of said Jackson's Retreat, Phase II, South 66° 27' 22" East, 400.00 feet;

Thence, continuing with said westerly line of said Jackson's Retreat, Phase II, and a portion of the westerly line of the property conveyed to Randall Phillips Builders, Inc., by Deed of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee, South 23° 42' East, 335.00 feet;

Thence, with said westerly line of the property conveyed to Randall Phillips Builders, Inc., the following calls: South 18° 18' West, 180.00 feet; North 71° 42' West, 50.00 feet; South 18° 18' West 147.82 feet to the center of Dry Fork Creek;

Thence, with the center of Dry Fork Creek and a portion of the northerly line of the property conveyed to John W. Hayes, Sr., et ux, by Deed of record in Book 4990, page 458, Register's Office for Davidson County, Tennessee, the following calls: South 83° 51' West, 128.09 feet; North 44° 06' West, 163.20 feet; North 60°, 21' West, 329.3 feet; North 85° 49' West, 114.7 feet; South 56° 36' West, 59.3 feet; North 75° 40' West, 66.8 feet; south 81° 30' West, 245.4 feet to the point of beginning. Containing 21.54 acres, more or less.

TRACT 2:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest quadrant

of the intersection of Hermitage Woods Drive and Rockwood Drive, and being part of the property conveyed to First American National Bank by deed of record in Book 5086, page 959, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey of Barge, Waggoner, Sumner & Cannon dated March 12, 1985,/as follows:
revised December 14, 1989,

BEGINNING at a point in the westerly margin of Hermitage Woods, Drive, said point being southerly 210.75 feet from the southerly margin of Rockwood Drive;

Thence, leaving said westerly margin of Hermitage Woods Drive with the northerly line of a portion of Hermitage Woods, Phase 2A, of record in Book 4860, pages 62, 63 and 64, Register's Office for Davidson County, Tennessee, North 45° 27' 29" West, 279.39 feet to a monument;

Thence, with a portion of the easterly line of the property conveyed to Henry L. Haynes by deed of record in Book 3908, page 55, Register's Office for Davidson County, Tennessee, and the easterly line of the property conveyed to John W. Hayes, Sr., et ux, by deed of record in Book 4990, page 458, Register's Office for Davidson County, Tennessee, North 05° 05' East 672.70 feet to the center of Dry Fork Creek;

Thence, with said center of Dry Fork Creek and a portion of the southerly line of the property conveyed to Randall Phillips Builders, Inc. by Deed of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee, South 70° 38' East, 101.11 feet;

Thence, with a portion of the westerly line of said Randall Phillips Builders, Inc. property South 06° 39' 17" East, 290.00 feet;

Thence, with the southerly margin of Rockwood Drive as shown on the Plan of Hermitage Woods Phase 1, of record in Book 4460, page 82, Register's Office for Davidson County, Tennessee, with a curve to the left 386.41 feet, said curve having a central angle of 30° 10' 26", a radius of 733.73 feet, a tangent of 197.80 feet and a chord of South 19° 01' 30" East, 381.96 feet;

Thence with a curve to the right 37.46 feet, said curve having a central angel of 85° 50' 44", a radius of 25.00 feet, a tangent of 23.25 feet and a chord of South 08° 48' 30" West, 34.05 feet;

Thence, with the westerly margin of Hermitage Woods Drive, South 51° 44' West, 2.00 feet;

Thence, continuing with said westerly margin of Hermitage Woods Drive with a curve to the left 185.50 feet to the point of beginning, said curve having a central angle of 31° 48' 28", a radius of 334.15 feet and a tangent of 95.21 feet and a chord of South 35° 39' 46" West, 183.13 feet. Containing 3.32 acres,

more or less.

BEING the same property conveyed to Robert J. Huber by First American National Bank of Nashville by deed of record in Book 6732, page 792, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: (a) Matters set forth on the Survey of Barge, Waggoner, Sumner & Cannon, File No. 4439-05, dated March 12, 1985, revised December 14, 1989; (b) Easement for flow of Dry Fork Creek; (c) Cross Easement Agreement dated June 10, 1987, by and between TennSouth Properties, Ltd., and Robert J. Huber; (d) Declaration of Covenants, Conditions and Restrictions as set forth in Deed Book 5741, page 360, Register's Office of Davidson County, Tennessee, pertaining to Tract 2 only; (e) Articles of Incorporation of Jackson's Retreat Homeowners' Association of record in Book 5745, page 285, Register's Office of Davidson County, Tennessee, pertaining to Tract 2 only; and (f) lack of access to Tract 2.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NASHVILLE ASSOCIATES LIMITED PARTNERSHIP, its successors and assigns, forever. And I do covenant with the said NASHVILLE ASSOCIATES LIMITED PARTNERSHIP, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said NASHVILLE ASSOCIATES LIMITED PARTNERSHIP, its successors and assigns, against the lawful claims of all persons whomsoever.

Fern L. Huber, wife of Robert J. Huber, joins in this conveyance for the purpose of quitclaiming and conveying any right, title and interest in and to the described property that she may have by virtue of her marriage to Robert J. Huber.

WITNESS our hands this 27th day of December, 1989.

Robert J. Huber
Robert J. Huber

Fern L. Huber
Fern L. Huber

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBERT J. HUBER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 27th day of December, 1989.

Sandra H. Dreaden
Notary Public

My Commission Expires:
7-18-90

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

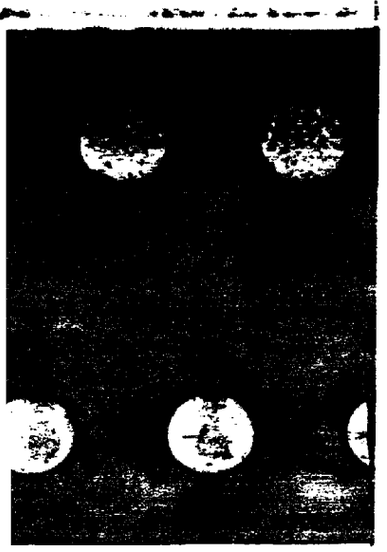
Personally appeared before me, a Notary Public in and for said County and State, the within named FERN L. HUBER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

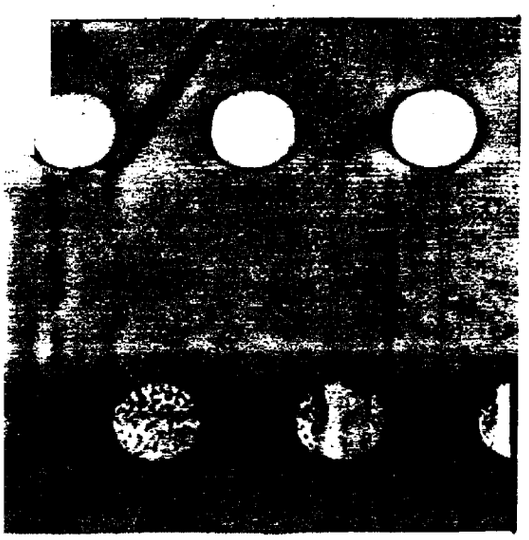
Witness my hand and official seal at Waverly, Tennessee, this 27th day of December, 1989.

Sandra H. Dreaden
Notary Public

My Commission Expires:
7-18-90

9009 12/29 0101 03CHECK 207B-50





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

RECEIVED OF _____

FOR _____

BOOK 8015 PAGE 387

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 625000.00
				CON TX 2062.50
				PRFEE 1.00
				WDEED 15.00
				TOTAL 2078.50
				CHECK 2078.50
12/29/89	01			15:18 0001 9009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92838

IDENTIFICATION REFERENCE

DEC 29 3 18 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280116