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

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Stouffer Tower Partners P.O. Box 2589 Nashville, TN 37219	Same	Map 104-14 Part of Parcel 7

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 consideration, the receipt and sufficiency of which are hereby acknowledged, R.C.C. Associates, Ltd., a Delaware limited partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto STOUFFER TOWER PARTNERS, a Tennessee general partnership composed of Justin D. Crosslin, Patricia C. Williams, Harold G. Sparks, and Michael Vaden, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 48, as shown on the Plan of Final Plat of Whitworth, Phase 1, of record in Plat Book 7900, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to RCC Associates, L.P., a Delaware limited partnership, by deed from Richland Country Club, a Tennessee not-for-profit corporation, of record in Book 7667, page 167, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot #48 on the Plan of Whitworth, Nashville, Davidson County, 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 successors 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 1990: a lien but not yet due and payable.
2. All matters shown on the Plan of Whitworth of record in Book 7900, page 47, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Register's Office for Davidson County, Tennessee.

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 successors 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 by its duly authorized agent as of this 31st day of January, 1990.

RCC ASSOCIATES, L.P.

By: Richland Properties, Inc.
General Partner

By: Wm. D. Bartholomew

Its: Vice-Pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0306 02/05 0101 03CHECK 422.80

Personally appeared before me, Darlene T. Marsh, a Notary Public of said county and state, Wm. David Bartholomew, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President, of Richland Properties, Inc., general partner of RCC Associates, L.P., the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 1990.

Darlene T. Marsh
Notary Public

My Commission Expires: 9/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $126,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Justin D. Cressler
Affiant

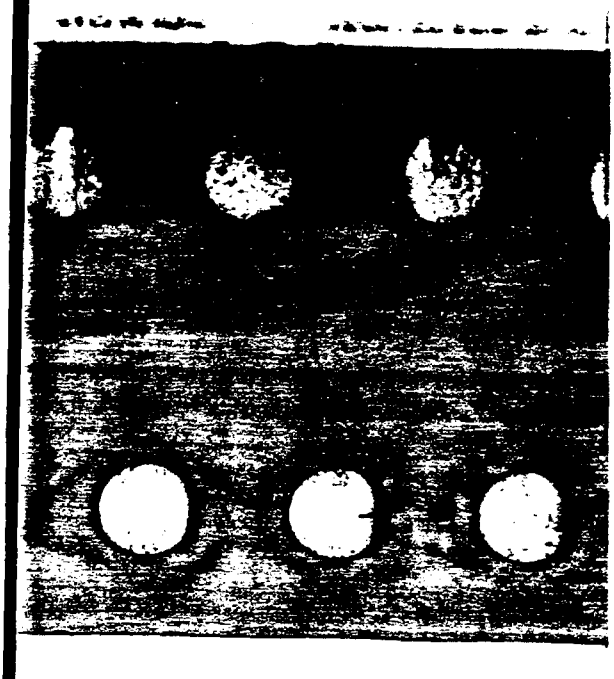
Sworn to and subscribed before me this 31st day of January, 1990.

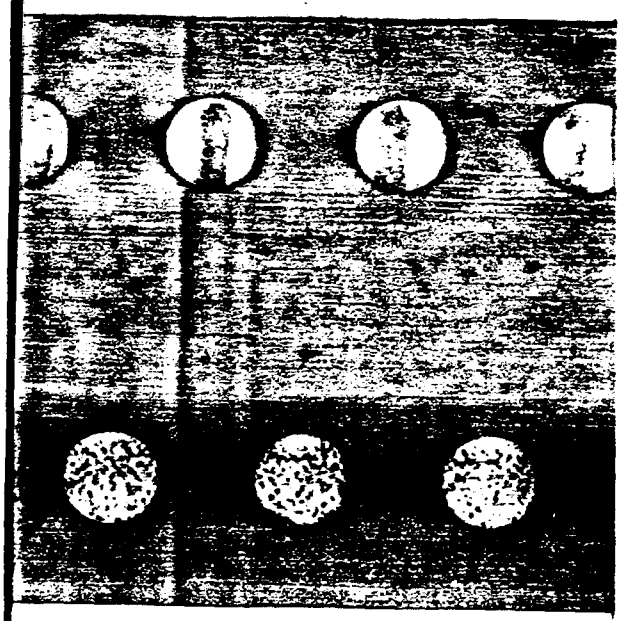
Darlene T. Marsh
Notary Public
My Commission Expires: 9/11/90

FEB 5 10 57 AM '90
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

01684





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8039 PAGE 834

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
126000.00
CON TX 415.80
PRFEE 1.00
WDEED 6.00
TOTAL 422.80
CHECK 422.80
02/05/90 01 10:58 0001 0306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 11 6.8.4

IDENTIF. REFERENCE

FEB 5 10 57 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 290335