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.
MMG North L.P. c/o John Phillips 602 Gallatin Road Nashville, TN 37206	Same	A portion of Map 26 Parcel 92

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, Smiley & Atchison Investments, Inc., a Tennessee corporation hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto MMG North L.P., a Tennessee Limited Partnership, 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. 6 on the Plan of Re-Subdivision Lot No. 1, Northchase at Rivergate, of record in Book 7900, page 68, Register's Office for Davidson County, Tennessee, being more particularly described according to the legal description of Barge, Waggoner, Sumner & Cannon, attached hereto and herein incorporated by this reference.
>
> Being part of the same property conveyed to Smiley & Atchison Investments, Inc., a Tennessee corporation, by deed from Webb/Rivergate Ventures, a Tennessee corporation, of record in Book 7039, page 953, Register's Office for Davidson County, Tennessee.

This is unimproved property located on the corner of Professional Park Drive and Conference Drive in Northchase at Rivergate, 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. 1990 taxes a lien but not yet due and payable.
2. All matters as shown on the Plan of record in Book 6200, page 701, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 6900, page 361, Register's Office for Davidson County, Tennessee.

4. Restrictions, of record in Book 7278, page 672, 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 representative as of this 5TH day of FEBRUARY, 1990.

SMILEY & ATCHISON INVESTMENTS, INC.

By: David W. Atchison

Its: CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, DAVID W. ATCHISON, 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 CHIEF EXECUTIVE OFFICER, of Smiley & Atchison Investments, Inc., 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 5TH day of FEBRUARY, 1990.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: NOV 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $522,005.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sam D. Hodgson
Affiant

Sworn to and subscribed before me this 5th day of February, 1990.

Notary Public

My Commission Expires: 9-11-90

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the City of Goodlettsville, Second Civil District of Davidson County, Tennessee, being Lot 6 as shown on the plan of Resubdivision of Lot 1, Northchase at Rivergate, as of record in Book 7900, page 68, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Conference Drive, said point being northwesterly 219.31 feet from the northwesterly terminus of a curve return to the northwesterly margin of Northchase Drive;

THENCE, leaving said margin S 47°55'37" W, 343.02 feet to a point;

THENCE, N 45°01'06" W, 225.24 feet to a point;

THENCE, with a curve to the right 12.83 feet to a point, said curve having a central angle of 11°51'14", a radius of 62.00 feet, a tangent of 6.44 feet and a chord of N 39°05'29" W, 12.80 feet;

THENCE, N 33°09'52" W, 28.77 feet to a point in the southerly margin of Professional Park Drive;

THENCE, with said margin, the following calls:

with a curve to the left 63.20 feet to a point, said curve having a central angle of 72°25'25", a radius of 50.00 feet, a tangent of 36.61 feet and a chord of N 20°37'25" E, 59.08 feet;

with a curve to the right 18.69 feet to a point, said curve having a central angle of 42°50'00", a radius of 25.00 feet, a tangent of 9.81 feet and a chord of N 05°49'43" E, 18.26 feet;

N 27°14'43" E, 21.51 feet to a point;

with a curve to the right 63.58 feet to a point, said curve having a central angle of 42°30'38", a radius of 85.69 feet, a tangent of 33.33 feet and a chord of N 48°30'02" E, 62.13 feet;

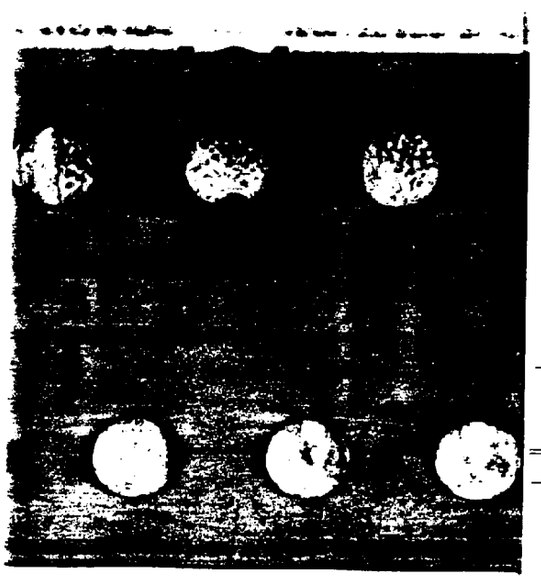
N 69°45'21" E, 179.98 feet to a point;

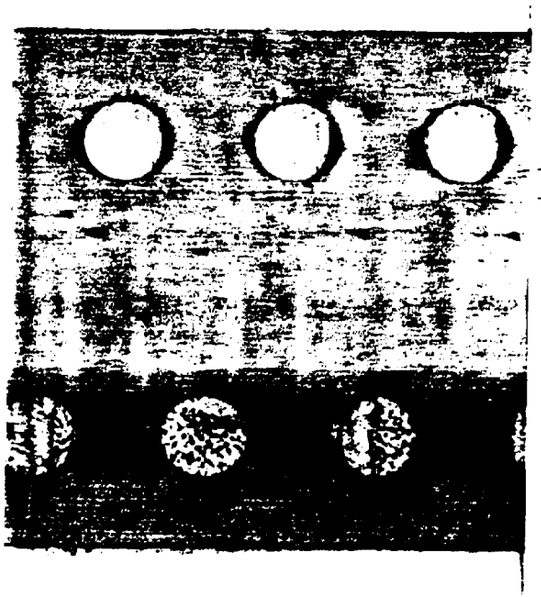
with a curve to the right 32.88 feet to a point in the southwesterly margin of Conference Drive, said curve having a central angle of 72°21'30", a radius of 25.00 feet, a tangent of 19.31 feet, and a chord of S 72°33'54" E, 30.56 feet;

THENCE, with said margin, with a curve to the left 221.63 feet to the point of beginning, said curve having a central angle of 24°04'24", a radius of 527.48 feet, a tangent of 112.47 feet and a chord of S 46°55'21" E, 220.00 feet;

Containing 94,910 square feet or 2.18 acres, more or less.

IDENTIF. REFERENCE
FEB 14 1 26 PM '90
2898 02/14 0101 03CHECK 1732.60
03887





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

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 797

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	
				522005.00
			CON TX	1722.60
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1732.60
			CHECK	1732.60
02/14/90	01		13:24 0001	2898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q3887

IDENTIF. REFERENCE

FEB 14 1 26 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 292896