THIS INSTRUMENT PREPARED BY:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Chickering Ventures, Inc.
Suite 1150, Vanderbilt Plaza
Nashville, Tennessee 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP: 26
P/O PARCELS: 92 & 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Smiley & Atchison Investments, Inc., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Chickering Ventures, Inc., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described on Exhibit A, attached hereto and incorporated herein by this reference.

This is unimproved property known as a portion of the Northchase at Rivergate development, Goodlettsville, Tennessee.

This conveyance is made subject to all zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Subject to recordation of a plat of the land described on Exhibit A, in the Register's Office for Davidson County, Tennessee.

2. Taxes for 1990.

3. Restrictions of record in Book 7278, Page 672, said Register's Office.

4. All matters as shown on the Plan of record in Book 7900, Page 68, said Register's Office.

5. All matters as shown on Plat of record in Book 6900, Page 361, said Register's Office.

6. Easement for slope granted to MMG North, L.P., of record

in Book 8045, Page 798, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; 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. GRANTOR expressly reserves unto itself, its successors and assigns a non-exclusive right of ingress and egress over and across that portion of the subject property which is subject to that certain Easement for Slope, by and among GRANTOR and MMG North, L.P., of record in Book 8045, Page 798, Register's Office for Davidson County, Tennessee. Included in this reservation of easement in the right of Grantor, its successors or assigns, to improve said property to the extent necessary to allow vehicular traffic over and across said easement. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 29th day of March, 1990.

SMILEY & ATCHISON INVESTMENTS, INC.

By: David W. Atchison

Title: CEO

1 4 8 9 U

IDENTIF. TREFERENCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of Smiley & Atchison Investments, Inc., the within named bargainor, a Tennessee corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this ___ day of March, 1990.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $962,170.25.

_____
AFFIANT

Subscribed and sworn to before me
this ___ day of March, 1990.

_____
NOTARY PUBLIC

My Commission Expires: _____.

BC109

EXHIBIT A

SURVEYOR'S DESCRIPTION BOOK 8076 PAGE 946

Being a parcel of land in the City of Goodlettsville, Second Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located at the terminus of Professional Park Drive, being a part of Lot 1 shown on the resubdivision Lot 1, Northchase at Rivergate of record in Book 7900, Page 68, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly side of a cul-de-sac at the terminus of Professional Park Drive, said point being the common corner of Lot Nos. 1 and 6 shown on said referenced subdivision, said point further described as being 344.76 feet west as measured along said southerly margin of Professional Park Drive from the westerly margin of Conference Drive;

THENCE, leaving said street with the common line between said lots S 33° 09' 52" E, 28.77 feet to a point;

THENCE, with a curve to the left in a southeasterly direction 12.83 feet to a point, said curve having a radius of 62.00 feet, a central angle of 11° 51' 14", a tangent distance of 6.44 feet and a chord of S 39° 05' 29" E, 12.80 feet;

THENCE, continuing with said common line S 45° 01' 06" E, 225.24 feet to the southwest corner of said Lot No. 6;

THENCE, leaving said common line S 47° 55' 37" W, 180.80 feet to a point;

THENCE, N 70° 38' 20" W, 262.55 feet to the northeast corner to Lot No. 2 shown on the plat, Northchase at Rivergate of record in Book 6900, Page 361, R.O.D.C.;

THENCE, with the east line of said Lot No. 2 extended N 19° 21' 40" E, 139.46 feet to a point;

THENCE, N 44° 49' 17" E, 136.55 feet to a point on the westerly side of said cul-de-sac at the terminus of Professional Park Drive;

THENCE, with the margin of said cul-de-sac with a curve to the left in a southeasterly direction, 59.80 feet to the point of beginning, said curve having a radius of 50.00 feet, a central angle of 68° 31' 35", a tangent distance of 34.06 feet and a chord of S 88° 54' 05" E, 56.30 feet;

Containing 70,299 square feet or 1.61 acres.

Barge, Waggoner, Sumner and Cannon
md/sd.10127-02
March 23, 1990
File 10127-02

SURVEYOR'S DESCRIPTION

Being a parcel of land in the City of Goodlettsville, Second Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Conference Drive and Northchase Drive, being part of Lot No. 3 shown on the Plat Northchase at Rivergate of record in Book 6900, Page 361, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Conference Drive, said point being the southeast end of a curve radius return with Northchase Drive, said point further described as being 57.76 feet from the centerline of said Northchase Drive and 40.00 feet from the centerline of said Conference Drive;

THENCE, with said margin of Conference Drive with a curve to the right in a southeasterly direction 450.73 feet to a point; said curve having a radius of 551.88 feet, a central angle of 46° 47' 40", a tangent distance of 238.79 feet and a chord of S 37° 38' 30" E, 438.31 feet;

THENCE, with the westerly margin of the Hendersonville By-Pass S 14° 14' 41" E, 13.81 feet to a point;

THENCE, S 21° 40' 13" W, 49.31 feet to a point;

THENCE, S 15° 46' 42" E, 27.32 feet to the point of intersection of said westerly margin of Hendersonville By-Pass with the northerly line of a twenty-foot water line easement of record in Book 4922, Page 491, R.O.D.C.;

THENCE, leaving said Hendersonville By-Pass and with said water line easement S 84° 45' 28" W, 112.76 feet to a two hundred foot square easement around a water tank;

THENCE, with said last mentioned easement N 05° 14' 32" W, 90.00 feet to the northeast corner of said easement.

THENCE, with the northerly line of said easement S 84° 45' 28" W, 200.00 feet to the northwest corner of said easement.

THENCE, leaving said easement N 59° 21' 53" W, 123.57 feet to the southerly margin of Northchase Drive;

THENCE, with said margin with a curve to the left in a northeasterly direction 67.97 feet to a point, said curve having a radius of 508.00 feet, a central angle of 07° 39' 58", a tangent distance of 34.04 feet and a chord of N 26° 48' 08" E, 67.92 feet;

THENCE, continuing with said margin N 22° 58' 09" E, 256.12 feet to a point;

THENCE, continuing with said margin with a curve to the right in a easterly direction, 41.88 feet to the westerly margin of Conference Drive the point of beginning, said curve having a radius of 25.00 feet, a central angle of 95° 59' 31", a tangent distance of 27.76 feet and a chord of N 70° 57' 54" E, 37.15 feet.

Containing 108,768 square feet or 2.50 acres.

Barge, Waggoner, Sumner and Cannon
md/sd.10127-02
March 23, 1990
File 10127-02

SURVEYOR'S DESCRIPTION

Being a parcel of land in the City of Goodlettsville, Second Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Conference Drive and Northchase Drive, being part of Lot No. 1 shown on the Resubdivision Lot 1, Northchase at Rivergate of record in Book 7900, Page 68, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Conference Drive, said point being the northwest end of a curve radius return with Northchase Drive, said point further described as being 55.00 feet from the centerline of said Northchase Drive and 40.00 feet from the centerline of said Conference Drive;

THENCE, with said curve radius return to the right in a southerly direction 39.27 feet to a point in the northerly margin of Northchase Drive, said curve having a radius of 25.00 feet, a central angle of 90° 00' 00", a tangent distance of 25.00 feet and a chord of S 22° 01' 51" E, 35.36 feet;

THENCE, with said northerly margin S 22° 58' 09" W, 259.00 feet to a point;

THENCE, containing with said margin with a curve to the right in a southwesterly direction 38.99 feet to a point, said curve having a radius of 448.00 feet, a central angle of 04° 59' 11", a tangent distance of 19.51 feet and a chord of S 25° 27' 45" W, 38.98 feet;

THENCE, leaving said margin N 62° 02' 40" W, 148.87 feet to a point;

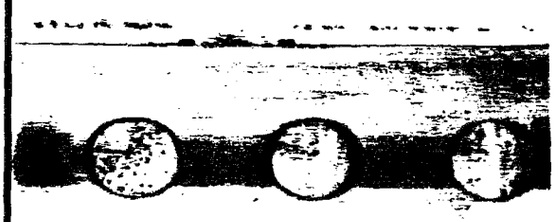
THENCE, with a line parallel to said Northchase Drive N 22° 58' 09" E, 310.00 feet to a point in the westerly margin of said Conference Drive;

THENCE, with said margin S 67° 01' 51" E, 125.00 feet to the point of beginning.

Containing 47,326 square feet or 1.09 acres.

Barge, Waggoner, Sumner and Cannon
md/sd.10127-02
March 23, 1990
File 10127-02

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.



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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 950

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	
				962170.25
			CON TX	3175.66
			PRFEE	1.00
			WDEED	21.00
			TOTAL	3197.66
			CHECK	3197.66
03/30/90		01	14:02 0001	7305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

Mar 30 2 04 PM '90

DAVIDSON COUNTY T...

No. 305712