THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00262329

WARRANTY DEED

BOX 35 BOOK 8285 PAGE 93

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash. Cellular Tel Co.	Same	MAP 102
(NAME) 223 Perimeter Center Parkway	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Atlanta, Ga. 30346	(STREET ADDRESS)	PARCEL 10 & 15
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ---------- $10.00 ---------- Dollars,

Cash in hand paid by Nashville Cellular Telephone Company and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Ruthie Mainelle Upchurch, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Nashville Cellular Telephone Company

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, to-wit:

TRACT A:

Lying in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the north right of way line of River Road, approximately 1280 feet west of Charlotte Pike (Highway 70), said iron rod marks the southeast corner of the land of Bertrand L. Tarkington, as recorded in Will Book 0159, page 785, in the Court Clerk's Office of Davidson County, Tennessee, and the southwest corner of the land of James D. Meadows, et ux, as recorded in Deed Book 4942, page 670, in the Register's Office of Davidson County, Tennessee; thence North 08 deg. 31 min. 38 sec. East (bearings based on astronomic north) 580.31 feet along the east line of said Tarkington land and along the west line of said Meadows land, to a 5/8 inch iron rod marking the Point of Beginning of the subject tract; thence continuing North 08 deg. 31 min. 38 sec. East 934.32 feet along said east line of the Tarkington land to a 5/8 inch iron rod; thence South 81 deg. 28 min. 22 sec. East 318.22 feet to a 5/8

CONINUED ON EXHIBIT A ATTACHED HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,980.00

Subscribed and sworn to before me this the 30th day of January, 1991

Affiant

My commission expires: 11-17-1994 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as River Road, Nashville, TN
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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.

Witness our hands this 30th day of January, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruthie Mainelle Upchurch

Ruthie Mainelle Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* Ruthie Mainelle Upchurch

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, 1991.

Linda L. Jones
Notary Public

Commission expires 1-17-1994

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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

inch iron rod on the west line of the land of B. B. Doubleday, Jr., as recorded in Deed Book 6262, page 986, in said Register's Office; thence South 13 deg. 39 min. 52 sec. West 930.95 feet along said west line of the Doubleday land to a 5/8 inch iron rod; thence North 83 deg. 12 min. 25 sec. West 234.97 feet to the point of beginning, containing 5.9056 acres as shown on a survey dated December 5, 1990, by Espey, Huston & Associates, Inc. and certified by John Thomas Darnall, RLS #1571, 441 Donelson Pike, Suite 320, Nashville TN 37214.

Being part of the same property conveyed to Archibald N. McPherson by deeds from Tom D. Edmondson and wife, Christine E. Edmondson, of record in Book 2046, page 616, and Book 2812, page 54, Register's Office for Davidson County, Tennessee.

The said Archibald N. McPherson having since died and by will of record in Will Book 151, page 231, in the Probate Court of Davidson County, Tennessee, the above described tract was devised to Ruthie Mainelle Upchurch.

Together with an easement for ingress and egress 20 feet wide as described in Deed Book 4942, page 670, in said Register's Office.

Subject to an easement for ingress and egress 20 feet side, partially described in Deed Book 2812, page 546, in said Register's Office, said easement lying east of and adjacent to the following described line: Beginning at a 5/8 inch iron rod marking the point of beginning of the above described tract; thence North 08 deg. 31 min. 38 sec. East 934.32 feet along said east line of the Tarkington land, to a 5/8 inch iron rod.

TRACT B:

Lying in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the north right of way line of River Road, approximately 1280 feet west of Charlotte Pike (Highway 70), said iron rod marks the southeast corner of the land of Bertrand L. Tarkington as recorded in Will Book 0159, page 785, in the Court Clerk's Office for Davidson County, Tennessee, and the southwest corner of the land of James D. Meadows, et ux, as recorded in Deed Book 4942, page 670, in the Register's Office of Davidson County, Tennessee; thence North 08 deg. 31 min. 38 sec. East (bearings based on astronomic north) 1514.63 feet along the east line of said Tarkington land and along the west line of said Meadows land, to a 5/8 inch iron rod marking the Point of Beginning of the subject tract; thence continuing North 08 deg. 31 min. 38 sec. East 638.18 feet along said east line of the Tarkington land and passing through a 5/8 inch iron rod at 488.18 feet, to the high water mark of the Cumberland River; thence South 78 deg. 32 min. 44 sec. East 374.36 feet along said highway water mark to a point on the west line of the land of B. B. Doubleday, Jr., as recorded in Deed Book 6262, page 986, in said Register's Office; thence South 13 deg. 39 min. 52 sec. West 621.56 feet along said west line of the Doubleday land and passing through a 5/8 inch iron rod at 150.00 feet to a 5/8 inch iron rod; thence North 81 deg. 28 min. 22 sec. West 318.22 feet to the point of beginning, containing 5.000 acres as shown on a survey dated December 5, 1990, by Espey, Huston & Associates, Inc. and certified by John Thomas Darnall, RLS #1571, 441 Donelson Pike, Suite 320, Nashville TN 37214.

Being part of the same property conveyed to Archibald N. McPherson by deed from Tom D. Edmondson and wife, Christine E. Edmondson, of record in Book 2046, page 616, Register's Office of Davidson County, Tennessee.

The said Archibald N. McPherson having since died and by will of record in Will Book 151, page 231, in the Probate Court of Davidson County, Tennessee, the above described tract was devised to Ruthie Mainelle Upchurch.

EXHIBIT "A" Continued

Together with an easement for ingress and egress 20 feet wide, partially described in Deed Book 2812, page 546, and Deed Book 4942, page 670, in said Register's Office, said easement lying east of and adjacent to the following described line: Beginning at a 1/2 inch iron rod marking the commencing point of the above described tract; thence North 08 deg. 31 min. 38 sec. East 1514.63 feet along said east line of the Tarkington land, to a 5/8 inch iron rod.

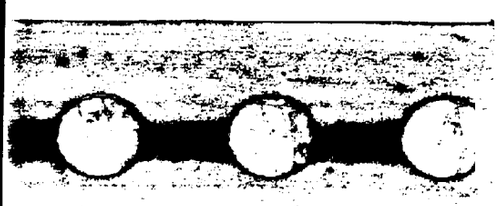
8 9 8 1 4

IDENTIF. REFERENCE

JAN 31 3 35 PM '91

DAVIDSON COUNTY TN.

9860 01/31 0101 03CHECK 207.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8285 PAGE 97

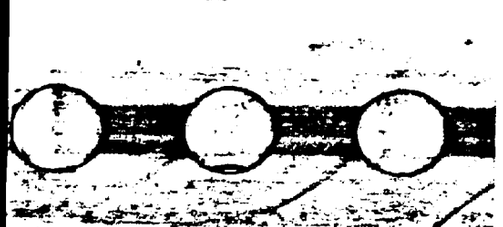
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 58980.00
				CON TX 194.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 207.70
				CHECK 207.70
01/31/91		01		15:33 0001 9860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8 9 8 1 4

IDENTIF. REFERENCE

JAN 31 3 35 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393656