This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Bk 35

BOOK 8331 PAGE 575

Address New Owner(s):	Send Tax Bill:	Map: 64
Hermitage Golf Course, Inc.	Same	Parcel: 92 and 102
Suite 114		
1451 Elm Hill Pike		Map: 63
Nashville, Tennessee 37210		Parcel: 204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R. L. DANNER, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HERMITAGE GOLF COURSE, INC., (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 3939 Old Hickory Boulevard, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of JANUARY, 1991.

R L Danner
R.L. DANNER

07155

IDENTIFICATION

5452 04/16 0101 03CHECK 1184.20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R.L. DANNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of January, 1991.

Ruth H. Brice
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $353,997.30.

Affiant

Subscribed and sworn to before me, this 7th day of March, 1991.

Notary Public

My Commission Expires: January 25, 1993

TRACT I: (Map 63, part of parcel 204)

Land in Davidson County, Tennessee, described according to an unrecorded survey made by Mike Apple, surveyor, dated February 9, 1985, as follows:

Beginning at a concrete monument at the northwest corner of the hereinafter described tract No. 11: thence south 88 deg. 56' 32" west 51.79 feet to an iron pin; thence north 55 deg. 30' 02" west 999.59 feet to an iron pin; thence north 2 deg. 59' 35" west 488.36 feet to a concrete monument; thence north 88 deg. 13' 33" west 3.328.50 feet to the low water mark of the Cumberland River and passing a metal post in a concrete base at 3.238 feet; thence southerly along said low water mark south 31 deg. 05' 28" east 2,310.84 feet, said boundary line being subject to an easement of the United States Corps of Engineers specified by the meandering of a line along the 399.40 foot elevation (mean sea level), of record in Book 2247, page 294, Register's Office for Davidson County, Tennessee; thence leaving said low water mark on the Cumberland River south 81 degree, 37' 51" east 3,043.23 feet to a concrete monument; thence north 1 deg. 04' 46" east 1,266.10 feet to a concrete monument, the point of beginning containing 158.01 acres, more or less.

Tract I being part of the same property conveyed to R.L. Danner by deed of record in Book 6534, page 6, Register's Office for Davidson County, Tennessee.

TRACT II: (Map 64, parcels 92 and 102)

Two parcels of land in Davidson County, Tennessee, and described more fully as follows:

Parcel A (parcel 92):

Beginning at an iron pin set in the westerly right-of-way line of Old Hickory Boulevard, State Route 45, said iron pin bearing S 33 degrees 01' 00" E, 24.94 feet, as measured along said westerly line, from an existing iron pin that is a common corner of William F. Huffine, et ux. of record in Book 3177, page 370, Register's Office for Davidson County, Tennessee, and John Donelson, et al., of record in Book 5380, page 566, said Register's Office; thence,

1. With the westerly line of Old Hickory Boulevard, S 33 degrees 01' 00" E, 82.00 feet to an iron pin set; thence,

2. Leaving said westerly line with a line severing the John Donelson, et al., property, S 60 degrees 25' 39" W, 163.37 feet to an iron pin set; thence,

3. S 81 degrees 01' 11" W, 172.02 feet to an iron pin set in the easterly right-of-way line of Nashville and Eastern Railroad; thence,

4. With said easterly line, N 0 degrees 11' 00" E, 46.31 feet to an existing iron pin; thence,

5. With a 1960.08-foot radius curve to the left, 26.60 feet to an iron pin set, said curve has a

chord bearing and distance of North 0 degrees 04' 06" W, 26.60 feet; thence,

6. Leaving said easterly line with a line severing the John Donelson, et al., property, N 81 degrees 01' 11" E, 145.16 feet to an iron pin set; thence,

7. N 56 degrees 55' 06" E, 147.79 feet to the point of beginning and containing 0.538 acres more or less.

Parcel B (parcel 102):

Beginning at an iron pin set in the westerly right-of-way line of Nashville and Eastern Railroad, said iron pin being S 81 degrees 01' 11" W, 101.18 feet from an iron pin set, as described in call 5 of Parcel A, above; thence,

1. With said westerly line in a southerly direction with an 1860.08-foot radius curve to the right, 10.25 feet to an existing iron pin, said curve has a chord bearing and distance of S 0 degrees 09' 46" W, 10.25 feet; thence,

2. S 0 degrees 11' 00" W, 62.68 feet to an iron pin set; thence,

3. Leaving said Westerly line with a line severing the John Donelson, et al., property, of record in Book 6534, page 6, and Book 6292, page 654, both in Register's Office for Davidson County, Tennessee, S 81 degrees 01' 11" W, 589.20 feet to an iron pin set; thence,

4. N 89 degrees 00' 11" W, 1605.81 feet to an existing iron pin in the easterly line of R.L. Danner property of record in Book 6764, page 164, said Register's Office; thence,

5. With said easterly line, N 4 degrees 52' 10" E, 72.16 feet to an existing iron pin in the southerly boundary of Lakewood Heights of record in Book 3842, page 25, said Register's Office; thence,

6. With said southerly line and the southerly line of Laura Heights Subdivision of record in Book 3600, page 44, said Register's Office, and the southerly line of C.L. Ferrell, et ux., of record in Book 4010, page 767, said Register's Office, S 89 degrees 00' 11" E, 1594.65 feet to a fence corner; thence,

7. Severing the John Donelson, et al., property, N 81 degrees 01' 11" E, 594.53 feet to the point of beginning and containing 3.623 acres more or less.

Tract II (Parcels A and B) being the same property conveyed to R.L. Danner by deed of record in Book 7844, page 242, Register's Office for Davidson County, Tennessee.

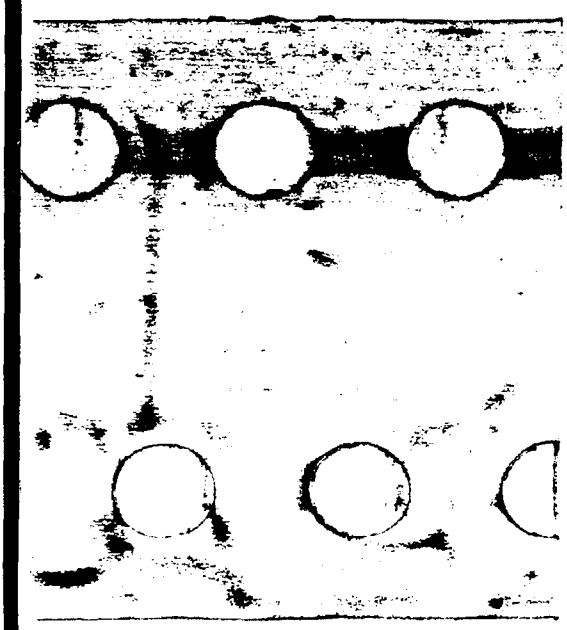
TRACT III: (Map 63, part of parcel 204)

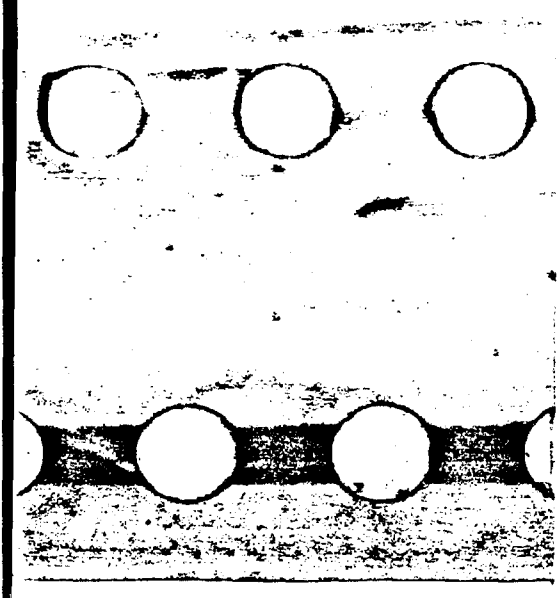
LAND in Davidson County, Tennessee, described according to an unrecorded survey made by Mike Apple, Surveyor, dated December 13, 1985, as follows:

BEGINNING at a concrete monument on the northerly margin of an easement for roadway in purposes conveyed by William Stokley Donelson, II, et al., to R.L. Danner of record in Book 6534, page 6, Register's Office for Davidson County, Tennessee, being the common corner of the Donelson property and the property conveyed to R.L. Danner by the aforementioned deed; thence south 88 deg. 56' 14" east 354.94 feet to a concrete monument; thence south 01 deg. 04' 46" west 1,310.00 feet to a concrete monument; thence north 81 deg. 53' 26" west 357.88 feet to a concrete monument; thence north 01 deg. 04' 46" east 1,266.10 feet to the point of beginning and containing 10.50 acres, more or less.

Tract III being the same property conveyed to R.L. Danner by Deed of record in Book 6764, page 164, Register's Office for Davidson County, Tennessee.

Tracts I, II and III are subject to such matters, easements and restrictions affecting them as may appear of record. The said Tracts are subject to 1991 taxes, which have been assumed by the Grantee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 580

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 353997.30
CON TX 1168.20
PRFEE 1.00
WDEED 15.00
TOTAL 1184.20
CHECK 1184.20

04/16/91 01 15:48 0001 5452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07155

IDENTIF. REFERENCE

APR 16 3 48 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 413499