#100624

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Ransom Place Homes, Inc. Box 150608 Nashville, TN 37215	Same	Map 135-14B, Parcels #2-4, 7-11, 13, 14, and 17-38 Map 135, Parcel 272

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP (f/k/a Metropolitan Airport Center Limited) ("Grantor") has bargained and sold, and by these presents transfers and conveys unto RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantee"), its successors and assigns, the certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A.

Said property is conveyed subject to the matters listed on Exhibit B.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 5th day of November 1991.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP

By: Henry C. McCall
Henry C. McCall, General Partner

6.2 8.1.1°

INDEXED REFERENCE

Nov 18 2 52 PM '91

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Metropolitan Airport Center Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 5th day of November 1991.

Wanda Sue McCoyle
Notary Public

My Commission Expires:
Jan. 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $334,000.00.

Henry C. McCall
Affiant

Sworn to and subscribed before me this 5th day of November, 1991.

Wanda Sue McCoyle
Notary Public

My Commission Expires:
Jan. 23, 1993

EXHIBIT A

LEGAL DESCRIPTION
FOR
RANSOM PLACE
PHASE ONE
RESIDENTIAL

Land in the Twenty-eighth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated January 25, 1989 and known as Job No:880081 more particularly described as follows:

Beginning at an iron pin, said point of being the Southeast corner of the herein described tract and also being in the westerly Right-Of-Way of Ransom Court; thence leaving Ransom Court S70°18'03"W 10.50' to an existing iron pin in the line of Pinnacle Point Subdivision, Phase 3 of record in Book 6900, page 393, R.O.D.C., Tn.; thence with said Pinnacle Point Subdivision S70°17'11"W 333.20' to an existing iron pin in concrete; thence continuing with said subdivision S70°20'11"W 424.48' to an existing iron pin; thence continuing with said Pinnacle Point Subdivision S81°54'00"W 215.83' to an iron pin; thence leaving Pinnacle Point Subdivision and with the westerly lines of Ransom Place, Phase One as follows: N08°06'00"W 82.33' to an iron pin; thence N19°20'26"E 266.41' to an iron pin; thence N17°20'02"W 75.00' to an iron pin; thence with the southerly line of Ransom Place Road and with a curve to the right having a radius of 717.61' and a long chord of 4.54', said chord having a bearing of S72°50'50"W a distance along the curve of 4.54' to an iron pin; thence crossing Ransom Place Road N16°58'17"W 146.56' to an iron pin in the southerly line of the J.W. Ransom property of record in Book 4073, page 688, R.O.D.C., Tn.; thence with Ransom's line N66°44'19"E 972.56' to an iron pin; thence N58°33'41"E 261.42' to a point on the northerly margin of Ransom Place Road; thence with the northerly margin of said Ransom Place Road and with a curve having a radius of 6,488.45' and a long chord of 200.90', said chord having a bearing of S57°40'27"W a distance along the curve of 200.91' to a point; thence S56°47'14"W 306.50' to a point; thence crossing said Ransom Place Road S33°12'46"E 310.23' to a point on the westerly margin of Ransom Court; thence with the westerly margin of Ransom Court and a curve to the right having a radius of 422.39' and a long chord of 227.89', said chord having a bearing of S17°33'45"E a distance along the curve of 230.75' to a point; thence S01°54'43"E 22.45' to the point of beginning, containing 11.39 acres more or less, except for Lots numbers 5, 6, 12, 15, and 16 as shown on Plat of Ransom Place, Phase One, of record Book Page Register's Office of Davidson County, Tennessee

This being the same property shown as the residential portion of Ransom Place as shown on the Final Plat of Ransom Place Phase One, of record in Plat Book 6900, page 922 and 924.

The foregoing description is taken from a survey by J. Bruce Rainey, Surveyor #823,116 Maple Row Boulevard, Hendersonville, Tennessee, dated January 25, 1989 and known as Job. No 880081.

Being part of the property conveyed to Grantor by deed of record in Book 7193, page 254, said Register's Office,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION
FOR
RANSOM PLACE
PHASE 2 AND 3

Land in the Twenty-eighth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated January 25, 1989 and known as Job No. 880081 more particularly described as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of the herein described tract and also being the Southwest corner of Ransom Place, Phase One and being in the northerly line of Pinnacle Point Subdivision, Phase 3 of record in Book 6900, page 391, R.O.D.C., Tn.; thence with the northerly line of said Pinnacle Point Subdivision S81°54'00"W 1073.58' to an iron pin; thence leaving Pinnacle Point Subdivision N05°50'06"W 728.24' to an iron pin in the southerly line of the J.W. Ransom property of record in Book 4073, page 688, R.O.D.C., Tn.; thence with Ransom's southerly line the following calls: S87°45'12"E 230.09' to a point; thence S88°13'35"E 649.61' to a point; thence S85°02'37"E 222.71' to a point; thence N66°44'20"E 46.80' to a point; thence leaving Ransom's line and with the westerly line of said Ransom Place, Phase One, S16°58'17"E 146.56' to a point; thence with a curve having a radius of 717.61' and a long chord of 4.54', said chord having a bearing of N72°50'50"E a distance along the curve of 4.54' to a point; thence S17°20'02"E 75.00' to a point; thence S19°20'26"W 266.41' to a point; thence S08°06'00"E 82.33' to the point of beginning, containing 16.28 acres more or less.

The foregoing description is taken from a survey by J. Bruce Rainey, Surveyor #823, 116 Maple Row Boulevard, Hendersonville, Tennessee, dated January 25, 1989 and known as Job No. 880081.

Being part of the property conveyed to Grantor by deed of record in Book 7193, page 254, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

Exceptions to Title

1. Taxes for 1991 and thereafter.

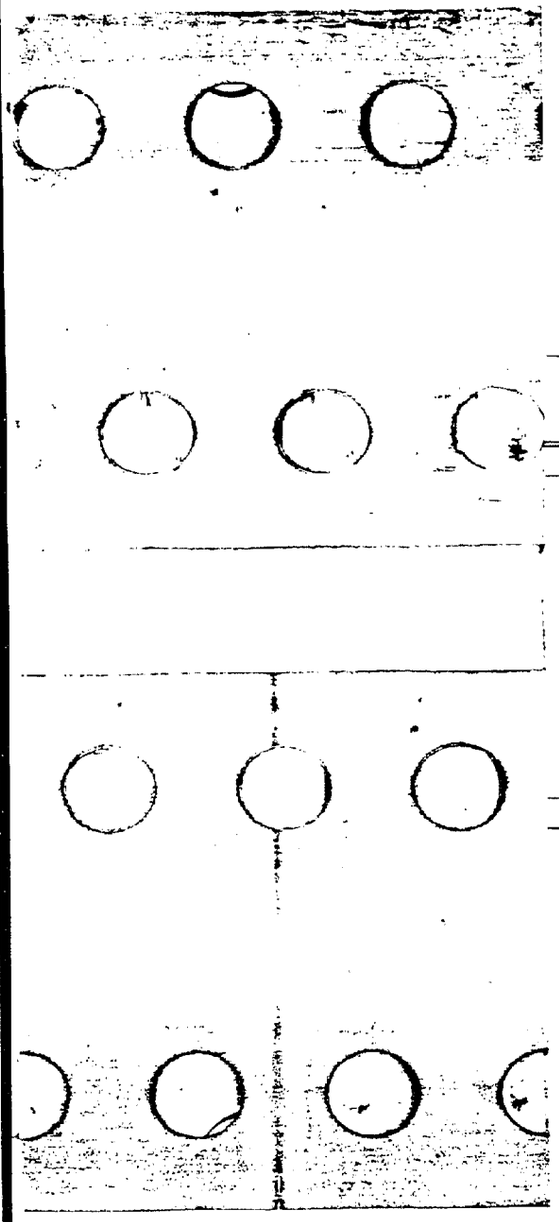
2. Highway, roadway, and utility easements.

3. Such state of facts as an accurate survey would disclose.

4. Applicable building and zoning laws.

5. Restrictive covenants, plats, and other matters of record in the Register's Office of Davidson County, Tennessee.

0302 11/18 0101 03CHECK 1251.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8487 PAGE 865

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 334000.00
				CON TX 1235.80
				PRFEE 1.00
				WDEED 15.00
				TOTAL 1251.80
				CHECK 1251.80
11/18/91	01			14:54 0001 0302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6281 I.T. IDENTIFICATION REFERENCE

Nov 18 2 52 PM '91

No. 477392