Box 6
PID

#100624

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

GENERAL WARRANTY DEED BOOK 8519 PAGE 915

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Ransom Place Homes, Inc. Box 150608 Nashville, TN 37215	Same	135-14B-39 135-387

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, including the assumption by Grantee of $950,000 of the indebtedness secured by the deed of trust described on Exhibit B, 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 (including, but not limited to, the easements described on Exhibit A-1) 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 31st day of December, 1991.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP

By: _____
Henry C. McCall, General Partner

7.3675

IDENTIFICATION REFERENCE

DEC 31 4 00 PM '91

FELIX Z. [illegible]

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 31st day of December, 1991.

Notary Public

My Commission Expires:

7/24/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $950,000.

Affiant

Sworn to and subscribed before me this 31st day of December, 1991.

Notary Public

My Commission Expires:

7/24/93

EXHIBIT A

TRACT NO. I

Being a tract of land in the 28th Councilmantic District of Nashville and Davidson County, Tennessee, being further described according to a survey by Ellers, Hudson and Associates, Inc., dated January 12, 1988, last revised January 14, 1988 (Project No. 8703) (based on a true North), and being the same property as described by a survey by Ragan, Smith, Murphy and Associates (Job No. 85-066, Work Order No. 2008), revised February 3, 1987, and is the same property conveyed to Metropolitan Airport Center Limited by deed of record in Book 7193, page 254, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at an iron rod on the western right-of-way of Murfreesboro Road (US 41) said iron rod being the Northeast corner of Lot 1 on the plan of Pinnacle Point Commercial Tract as of Record in Plat Book 6250 Page 733 R.O.D.C.T.; thence leaving said right-of-way with the common line with said Lot 1 along a bearing of South 75 degrees 05 minutes 46 seconds West a distance of 570.00 feet to a concrete monument; thence South 75 degrees 13 minutes 29 seconds West a distance of 320.05 feet to an iron rod in the root of a Hackberry tree; thence South 75 degrees 09 minutes 51 seconds West a distance of 333.26 feet to an iron rod; thence South 75 degrees 00 minutes 48 seconds West a distance of 424.80 feet to a point; thence South 86 degrees 51 minutes 19 seconds West a distance of 1290.03 feet to an iron rod in the common line with Geneva P. Stilts as of Record in Book 4764 Page 854 R.O.D.C.T.; thence with said common line North 00 degrees 57 minutes 11 seconds West a distance of 728.65 feet to an iron rod in the common line with J. W. Ransom and D. M. Ransom as of Record in Book 4073 Page 688, R.O.D.C.T.; thence with said common line South 83 degrees 12 minutes 20 seconds East a distance of 880.10 feet to an iron rod; thence South 80 degrees 09 minutes 45 seconds East a distance of 222.70 feet to an iron rod; thence North 71 degrees 37 minutes 40 seconds East a distance of 1019.56 feet to an iron rod; thence North 63 degrees 24 minutes 55 seconds East a distance of 512.47 feet to an iron rod in the western right-of-way of Murfreesboro Road; thence with said right-of-way South 29 degrees 21 minutes 34 seconds East a distance of 78.00 feet to a concrete monument; thence continuing with said right-of-way North 58 degrees 30 minutes 14 seconds East a distance of 10.64 feet to a concrete monument; thence continuing with said right-of-way South 29 degrees 21 minutes 12 seconds East a distance of 665.97 feet to the point of beginning containing 1,723,152.9 square feet (39.558 acres) more or less.

Being the property conveyed to Metropolitan Airport Center Limited, by deed from Concept Properties and Development, Ltd., Nashville I, as of Record in Deed Book 7193 Page 254 R.O.D.C.T.

TRACT NO. II

A parcel of land in the 28th Councilmantic district of Metropolitan Nashville and Davidson County, Tennessee, that is more fully described according to a survey by Ellers, Hudson & Associates, Inc., dated January 12, 1988, last revised January 14, 1988 (Project No. 8703) as follows:

Beginning at a point on the westerly right-of-way of Una-Antioch Pike, a 60 foot road, and the southeastern corner of Lot One (1) Pinnacle Point Commercial Tract as of record in Plat Book 6250, Page 733, R.O.D.C.T.; thence, with said westerly right-of-way of Una-Antioch Pike South 14 degrees 56 minutes 03 seconds West a distance of 137.97 feet to a point; thence, continuing with said right-of-way along a curve to the right having a radius of 1238.08 feet, an arc length of 570.08 feet, a chord length of 565.06 feet and a chord bearing of South 28 degrees 07 minutes 31 seconds West to a point; thence continuing with said right-of-way South 41 degrees 19 minutes 00 seconds West a distance of 458.98 feet to a point; thence with an offset in said right-of-way North 46 degrees 33 minutes 17 seconds West a distance of 10.00 feet to a point at the easterly end of the northern return of Una-Antioch Pike and Piccadilly Row; thence with said return along a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a chord length of 35.35 feet and a chord bearing of south 85 degrees 28 minutes 13 seconds West to a point on the northern right-of-way of Piccadilly Row; thence with said northern right-of-way North 49 degrees 31 minutes 46 seconds West a distance of 21.99 feet to a point; thence continuing with said right-of-way with a curve to the right having a radius of 812.78 feet, an arc length of 204.11 feet, a chord length of 203.57 feet, and a chord bearing of North 42 degrees 20 minutes 08 seconds West to a point; thence leaving said right-of-way with the eastern line of Pinnacle Point Phase III, as of record in Book 6900 Page 393, North 26 degrees 14 minutes 09 seconds West a distance of 304.00 feet to a point; thence North 06 degrees 05 minutes 51 seconds East a distance of 260.00 feet to a point; thence, North 20 degrees 18 minutes 50 seconds East a distance of 342.00 feet to a point; thence North 06 degrees 02 minutes 09 seconds West a distnace of 141.00 feet to a point; thence North 16 degrees 19 minutes 51 seconds East a distance of 170.00 feet to a point; thence North 02 degrees 58 minutes 50 seconds East a distance of 306.57 feet to an iron rod set in the root of a 12 inch Hackberry; thence, with the common property line with Tract I as described above, North 75 degrees 13 minutes 29 seconds East a distance of 320.05 feet to a concrete monument at the northwest corner of aforementioned Lot One Pinnacle Point Commercial Tract; thence with the westerly line of said Lot One South 10 degrees 10 minutes 14 seconds East a distance of 662.19 feet to a point; thence with the southerly line of said Lot One South 75 degrees 03 minutes 57 seconds East a distance of 325.00 feet to the point of beginning containing 900,025.25 square feet/20.662 acres, more or less. Within the herein described tract, but excluded therefrom, is a parcel of land titled to CRC Equities, Inc., as of record in Deed Book 6865 Page 17 R.O.D.C.T. and being more fully described as follows:

Commencing at the point of beginning as described above; thence with the westerly right-of-way of Una-Antioch Pike South 14 degrees 56 minutes 03 seconds West a distance of 102.97 feet to a point; thence, North 75 degrees 03 minutes 57 seconds West a distance of 10.00 feet to the point of beginning; thence South 14 degrees 56 minutes 03 seconds West a distance of 35.00 feet to a point; thence with a curve to the right having a radius of 1228.08 feet, an arc length of 163.00 feet, a chord length of 162.88 feet and a chord bearing of South 18 degrees 44 minutes 12 seconds West to a point; thence North 75 degrees 02 minutes 57 seconds West a distance of 110.00 feet to a point; thence, North 03 degrees 59 minutes 49 seconds West a distance of 204.24 feet to a point; thence, North 89 degrees 08 minutes 56 seconds East a distance of 52.10 feet to a point; thence South 75

EXHIBIT A

degrees 07 minutes 22 seconds East a distance of 124.93 feet to a point; thence, South 35 degrees 15 minutes 36 seconds East a distance of 15.62 feet to the point of beginning containing 31,401.70 square feet/0.721 acres more or less.

The net acreage of this parcel is 868,698.59 square feet/19.942 acres more or less.

Being a part of the same property conveyed to Metropolitan Airport Center Limited, by deed from Concept - F.H.C. Joint Venture as of record in Book 7380 Page 767 R.O.D.C.T.

The foregoing description is the same as in said deed.

Included in the above description, but excluded from the property conveyed is the property conveyed to Grantee by Grantor by deed of record in Book 8487, page 8760, said Register's Office and the property conveyed by Grantor to third parties by deeds of record in said Register's Office.

EXHIBIT A-1

Detention Pond Easement:
A detention basin easement in the Second Civil District - Metropolitan Nashville and Davidson County, Tennessee, on the Old Glory Corporation property of record in Deed Book 6455, pae 862, R.O.D.C., Tennessee, now Concept Properties and Development, Ltd., Nashville I, by deed from Old Glory Corporation in Book 6865, page 11, R.O.D.C., Tennessee, and Pinnacle Point Partners, Ltd., a Tennessee Limited Partnership, by deed from CRC Equities of record in Book 6749, page 694, R.O.D.C., Tennessee, and being more fully described as follows:

Commencing at an existing iron rod in the westerly right-of-way line of Una-Antioch Pike, said iron rod being the common corner of said Old Glory Corporation property and Lot 1, Pinnacle Point Commercial Tract of record in Plat Book 6250, page 733, R.O.D.C., Tennessee; thence,

a. With said common line, N 79 degrees 52' 16" W 10.00 feet to a point that begins the future westerly line of Una-Antioch Pike; thence,

b. With said future westerly line, S 10 degrees 07' 44" W 102.97 feet to the point of beginning; thence,

1. Continuing with the future westerly line of Una-Antioch Pike, S 10 degrees 07' 44" W 35.00 feet; thence,

2. With a 1233.50 foot raduis curve to the right, 163.00 feet, said curve having a chord bearing and distance of S 13 degrees 54' 52" W 162.88 feet; thence,

3. Leaving said future westerly line, N 79 degrees 52' 16" W 110.00 feet; thence,

4. N 8 degrees 49' 08" W 204.42 feet; thence,

5. N 84 degrees 19' 37" E 52.10 feet; thence,

6. S 79 degrees 52' 16" E 105.00 feet to the terminus of a 20-foot drainage easement, continuing 20.00 feet for a total of 125.00 feet; thence,

7. S 40 degrees 03' 55" E 15.62 feet to the point of beginning and containing 0.72 acres (31,421 square feet), more or less.

Private Easement:
A 20-foot drainage easement in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, on the Old Glory Corporation property of record in Deed Book 6455, page 862, R.O.D.C., Tennessee, the centerline of said easement being more fully described as follows:

Beginning at a point on the common line of said Old Glory Corporation property and Lot 1, Pinnacle Point Commercial Tract of record in Plat Book 6250, page 733, R.O.D.C., Tennessee, said point bearing North 79 degrees 52' 16" W 28.59 feet, as measured along said common line, from an existing iron rod in the westerly line of Una-Antioch Pike, said point also being the termination point of a 20-foot drainage easement that serves Lot 1; thence,

1. Leaving said common line, S 25 degrees 44' 49" W 49.81 feet; thence,

2. S 10 degrees 07' 44" W 45.00 feet, with a line that is 32 feet westerly of and parallel to the future westerly right-of-way line of Una-Antioch Pike, to a point in the northerly line of a detention basin easement, said point bearing N 40 degrees 03' 55" W 15.62 feet and N 79 degrees 52' 16" W 20.00 feet from a point in the future westerly right-of-way line of Una-Antioch Pike that is the point of beginning for said detention basin easement.

The side lines of the herein described 20-foot drainage easement to be extended or shortened to meet at angle points and to terminate at the southerly line of aforementioned Lot 1, Pinnacle Point Commercial Tract and the northerly line of a detention basin easement. The herein described easement contains .04 acres (1,896 square feet), more or less.

The rights in and to said easements having been conveyed to Metropolitan Airport Center Limited, a Tennessee Limited Partnership, by Assignment of Rights in Easement and Storm Water Detention Joint Maintenance Agreement, of record in Book 7193, page 239, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions to Title

1. Taxes for 1991 and thereafter.

2. Highway, roadway, and utility easements.

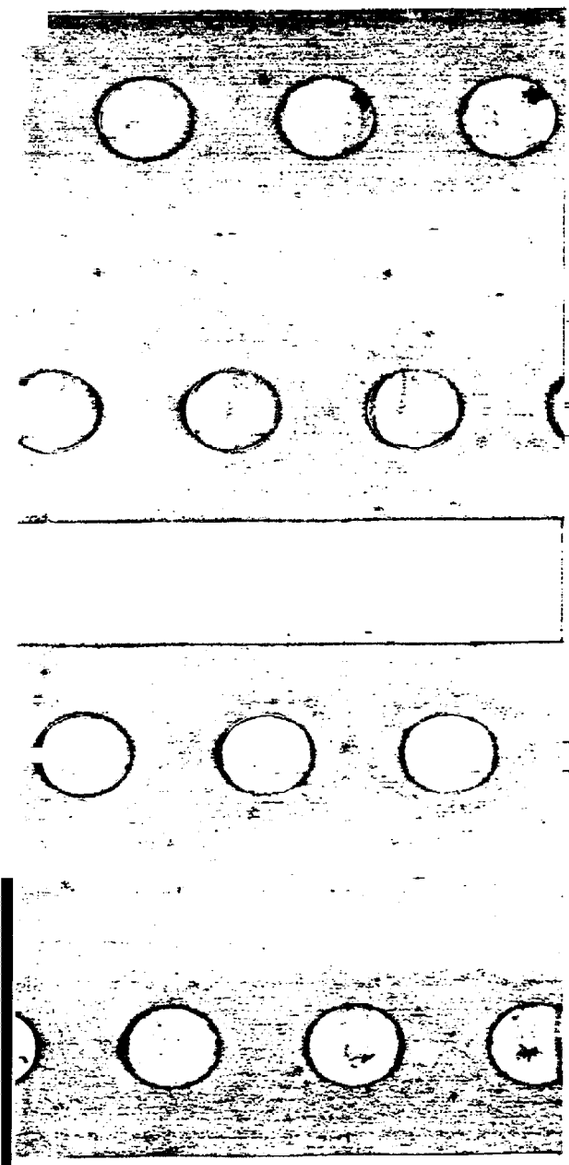
3. Such state of facts as an accurate survey would disclose.

4. Applicable building and zoning laws.

5. Deed of Trust of record in Book 7449, page 979, Register's Office of Davidson County, Tennessee.

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

7420 12/31 0101 03CHECK 3537.00



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

RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 922

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	950000.00
			CON TX	3515.00
			PRFEE	1.00
			WDEED	21.00
			TOTAL	3537.00
			CHECK	3537.00
12/31/91	01		16:00 0001	7420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 6.7.5.

IDENTIFICATION REFERENCE

DEC 31 4 00 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 489870