THIS INSTRUMENT PREPARED BY:
FRANK G. ABERNATHY, ESQ.
McMACKIN, GARFINKLE, McLEMORE & WALKER
150 FOURTH AVENUE NORTH, SUITE 1650
P.O. BOX 2758
NASHVILLE, TENNESSEE 37219

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Nashville Education Association 2730 Larmon Drive Nashville, TN 37204	same	Map No. 118-3 Parcel No. 95

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen C. Asbury, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Metropolitan Nashville Education Association ("Grantee"), its heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot 2-A on the Resubdivision of Lot 2, Hillside Professional Plaza, of record in Book 7900, page 340, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, said point being in the margin of Fairground Court at the common corner of Lot One Fairground Commercial Park, of record in Plat Book 5200, page 24, R.O.D.C., Tennessee and Lot 2-A, Hillside Professional Plaza of record in Plat Book 7900, page 340, R.O.D.C., Tennessee;

Thence in 49°44'07" E, a distance of 110.00 feet to a point;

Thence, N 08°55'00" W, a distance of 280.85 feet to a point;

Thence, S 58°18'52" E, a distance of 269.18 feet to a point, in the westerly margin of Waycross Drive;

Thence, with said road, S 08°27'31" E, a distance of 106.68 feet to a point;

Thence, leaving said road, S 56°00'00" W, a distance of 104.31 feet to a point;

Thence, S 68°00'00" W, a distance of 201.51 feet to a point in the margin of the cul-de-sac of Fairground Court;

Thence, around a curve to the left, said curve having a central angle of 40°06'11", a radius of 50.00 feet, a length of 35.00 feet, and a tangent of 18.25 feet to the point of beginning, and containing 1.211 acres of land more or less.

Being a portion of the same property conveyed to Steve Asbury by deed from Steve Asbury, the sole remaining partner of Hillside Associates, a Tennessee general partnership, of record in Deed Book 7681, page 22 in the Register's Office for Davidson County, Tennessee.

This property description was prepared by Allen R. Trombo, Jr., Surveyor of Dale and Associates, Inc., whose license number is 1127 and whose address is 516 Heather Place, Nashville, Tennessee 37204 from a survey dated December 14, 1991.

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

Said property is conveyed subject to the following matters:

1. Current real property taxes, which have been assumed by Grantee.

2. The Plan of record in Book 7900, page 130, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 15-foot minimum building setback line from Fairgrounds Court and Waycross Drive and 60 feet from the southerly line and a 10-foot easement for public utility and drainage purposes along the southerly line of said lot.

~~3. Perpetual right-of-way easement reserved of record in Book 5316, page 337, Register's Office for Davidson County, Tennessee.~~

4. Joint Use Ingress/Egress Maintenance Agreement dated February 20, 1992, and filed of record in Book 8554, page 777, Register's Office for Davidson County, Tennessee.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 20th day of February, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SELLER

Stephen C. Asbury

3524 02/21 0101 03CHECK 454.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen C. Asbury, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office of Nashville, Davidson County, Tennessee, this 20th day of February, 1992.

Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
):
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $120,000.00.

Steve Asbury

Sworn to and subscribed before me this 20th day of February, 1992.

Notary Public

My Commission Expires: 11-21-92

85 7 9 3

IDENTIF. TREFERENCE

FEB 21 10 12 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

STATE OF TENNESSEE)
):
COUNTY OF DAVIDSON)

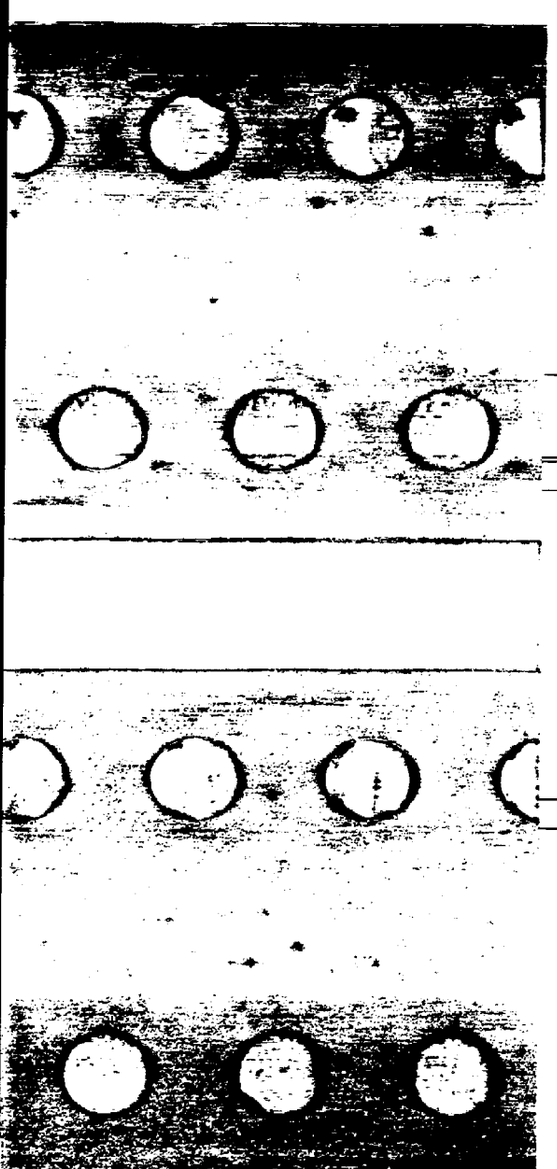
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $120,000.00.

Helen C. McMackin

Sworn to and subscribed before me this 20th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 11-21-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8554 PAGE 791

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85793

IDENTIF. †REFERENCE

FEB 21 10 12 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

CAMT	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	9.00
TOTAL	454.00
CHECK	454.00

02/21/92 01 10:13 0001 3014

No. 503564