Bar 50

BOOK 8610 PAGE 662

This Instrument Prepared By:
CORBETT, CROCKETT & FLEMING
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Waterford Associates, L.P. Suite 1050 American Center 3100 West End Avenue Nashville, TN 37203	Same	Map 53 Parcels 3,4,5,9, 100,101,102,103, 104,105,106,178, 179,180,181,182, 183

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Douglas R. Tate et ux. Martha A. Tate ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Waterford Associates, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, as described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is subject only to the following encumbrances:

(1) Taxes for the year 1992, a lien but not yet due and payable.

(2) Subject to "rollback taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1008.

(3) All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, Page 540, Register's Office for Davidson County, Tennessee.

(4) All matters appearing on the Plan of Phase One, Waterford of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee.

(5) All matters appearing on the Plan of Phase One, Waterford of record in Plat Book 6050, Page 497, Register's Office for Davidson County, Tennessee.

(6) Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 7463, Page 294, Register's Office for Davidson County, Tennessee.

(7) Title to that portion of the property lying between the high and low water marks of the Cumberland River.

(8) Easement for right-of-way of record in Book 2024, Page 225, Register's Office for Davidson County, Tennessee.

(9) Easement for sewer of record in Book 1717, Page 30, Register's Office for Davidson County, Tennessee.

(10) Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing of record in Book 8531, Page 160, said Register's Office in favor of Third National Bank in Nashville, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein, the obligations under which are being assumed by the Grantee without recourse to or personal liability of the Grantee's General Partner.

(11) Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 27 day of April, 1992.

Douglas R. Tate

Douglas R. Tate

Martha A. Tate

Martha A. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Douglas R. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of April, 1992.

Notary Public

My Commission Expires: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Martha A. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of April, 1992.

Notary Public

My Commission Expires: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,446,000.00.

W. Lee Griffith
Affiant

Sworn to and subscribed before me this 27th day of April, 1992.

Brenda Napier
Notary Public

My Commission Expires: 11-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being bounded on the north by Garner Robinson and Old Hickory Utility District property; on the east by Merritt Street and Fairway View Subdivision; on the south by Nathan Caldwell and Perry Jennings; on the west by the Cumberland River and being more particularly described according to a survey by Morrow & Associates, Inc., dated August 22, 1986, as follows:

Beginning at an iron pin corner in the north right-of-way line of Merritt Street, said pin being a corner common with Old Hickory Utility District property; thence with the north right-of-way line of Merritt Street, south 39 deg., 04 min., 00 sec. west, 66.50 feet to an iron pin at the terminus of the north right-of-way line of Merritt Street; thence across the end of Merritt Street, south 50 deg., 56 min. 00 sec. east, 50.00 feet to an iron pin corner common with Lot 22, Section One, Part Two, Fairway View subdivision at the south terminus of the south right-of-way line of Merritt Street; thence with Lot 22, south 50 deg., 56 min., 00 sec. east, 134.00 feet to a concrete monument corner common with Lots 22 and 21; thence with the rear of Lots 21, 20, 19, 18 and 17, south 33 deg., 44 min., 00 sec. east, 475.10 feet to a concrete monument corner common with Lot 17 and Lot 99, Fairway View Subdivision; thence with the rear of Lots 99, 100 and 101, south 51 deg., 16 min. east 369.77 feet to a concrete monument corner common with Lots 101 and 11, Fairway View Subdivision and Nathan Caldwell and Perry Jennings; thence with Caldwell and Jennings, south 07 deg., 41 min., 00 sec. west, passing a witness pin at 3124.00 feet, a total distance of 3194.00 feet to a point in the east edge of water of the Cumberland River; thence with the east edge of water of the Cumberland River at the following bearings and distances; thence north 56 deg., 28 min., 09 sec. west, 94.79 feet to a point; thence north 38 deg., 01 min., 02 sec. west, 458.71 feet to a point; thence north 33 deg., 03 min., 52 sec. west, 205.77 feet to a point; thence north 38 deg., 12 min., 12 sec. west, 194.59 feet to a point; thence north 37 deg., 22 min,. 04 sec. west, 328.87 feet to a point; thence north 33 deg. 56 min., 50 sec. west, 205.74 feet to a point; thence north 19 deg., 46 min., 39 sec. west, 134.87 feet to a point; thence north 22 deg., 16 min., 14 sec. west, 254.17 feet to a point; thence north 24 deg. 21 min., 05 sec. west, 211.36 feet to a point; thence north 31 deg., 54 min., 48 sec. west, 160.95 feet to a point; thence north 24 deg., 25 min., 50 sec. west, 243.31 feet to a point; thence north 35 deg., 39 min., 00 sec. west, 288.32 feet to a point; thence north 45 deg., 39 min., 02 sec. west, 195.05 feet to a point; thence north 41 deg., 25 min., 57 sec. west, 128.88 feet to a point, a corner common with Garner Robinson in the east edge of water of the Cumberland River; thence with Robinson, north 40 deg., 22 min., 00 sec. east, passing a witness pin at 220.00 feet, a total distance of 2040.90 feet to an iron pin corner common with Robinson in the west line of Old Hickory Utility District property; thence with Old Hickory Utility District property, south 48 deg. 53 min., 00 sec. east, 223.30 feet to the point of beginning.

Included in the above described property but EXPRESSLY excluded from this conveyance are Lots Nos. 1, 2, 95, 96, 97, 98, 99, 175, 176 and 177, on the Plan of Phase One, Waterford, of record in Book 6900, page 569, Register's Office for Davidson County, Tennessee.

The description herein is taken from the prior deed.

Being the same property conveyed to Douglas R. Tate and wife, Martha A. Tate, by deed from Federal Deposit Insurance Corporation, as Manager of FSLIC Resolution Fund, as Receiver for Liberty Federal Savings Bank of New Mexico, of record in Book 8531, page 154, said Register's Office.

04963

IDENTIF. T REFERENC

APR 27 12 31 PM '93

FELIX Z. DAVIDSON COUNTY TN.

#267 04/27/93 10:01 03CHECK 5363.20

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

RECEIVED OF _____

FOR _____

BOOK 8610 PAGE 666

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 1446000.00
CON TX 5350.20
PRFEE 1.00
WDEED 12.00
TOTAL 5363.20
CHECK 5363.20

04/27/92 01 12:31 0001 4267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04963

IDENTIF. TREFERENCE

APR 27 12 31 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 525066