58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Karl R Montgomery Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 1992

Jana O. Geary
Notary Public

MY COMMISSION EXPIRES: 1-23-93

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
212 East Main Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:

MS Building Partnership,
a Tennessee general Partnership
1207 17th Ave. South
Nashville, TN 37212

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:

Map-107 Parcel #115

FOR AND CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Highland Ridge Properties and its successor, Highland Ridge Associates a Tennessee Partnership, in which both partnerships are comprised of Jerry Carroll and John Eakin as the only General Partners, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto MS Building Partnership, a Tennessee General Partnership, hereinafter referred to as the Grantee, and to the said Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee located on the northerly side of Marriott Drive, west of Ermac Drive and being more particularly described as follows:

BEGINNING at a concrete monument at the point of intersection of the northerly right-of-way line of Marriott Drive and the westerly right-of-way line of Ermac Drive:

THENCE, with said northerly right-of-way line the following calls:

N 79 deg. 14' 57" W 232.87 feet to a point; With a curve to the right 153.73 feet to a point; said curve having a central angle of 41 deg. 11' 48", a radius of 213.81 feet, a tangent of 80.36 feet and a chord of N 58 deg.

39' 03" W, 150.44 feet;

With a curve to the right 124.33 feet to an iron pin, said curve having a central angle of 32 deg. 22' 51", a radius of 220.00 feet, a tangent of 63.88 feet, and a chord of N 21 deg. 51' 43" W 122.69 feet;

THENCE, leaving said line with the easterly line of Lot No. 1 as shown on the plan of Section One, Highland Ridge, as of record in Book 5800, page 19, Register's Office for Davidson County, Tennessee, N 84 deg. 19', 42" E, 61.53 feet to an iron pin;

THENCE, continuing with said line N 48 deg. 44' 52" E, 250.01 feet to an iron pin in the westerly line of The Highlands as of record in Book 2663, page 127, Register's Office for Davidson County, Tennessee;

THENCE, with said line the following calls:

S 04 deg. 58' 31" E 155.26 feet to a point;
S 04 deg. 56' 19" E 100.00 feet to an iron pin;
S 40 deg. 52' 03" E 201.26 feet to the point of beginning.

Being part of the same property conveyed to Highland Ridge Properties, a Tennessee General Partnership, by deed from Marriott Corporation, a Delaware Corpcration, of record in Book 5867, page 535, Register's Office for Davidson County, Tennessee.

This legal description was taken from a survey prepared by Barge, Waggoner, Sumner and Cannon dated September 23, 1992.

This is improved property, known as Lot 5, Marriott Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for the Restrictive Covenants contained in an instrument of record in Book 4890, page 358, and Book 5762, page 691, Register's Office for Davidson County, Tennessee; Restrictive Covenants and easements contained in an instrument of record in Book 7713, page 578 and Book 7374, page 643, Register's office for Davidson County, Tennessee; Subject to Development Agreement as of record in Book 5762, page 677, said Register's Office; Subject to a Memorandum of Option and Development Rights of record in Book 5762, page 724, said Register's Office; Subject to water line easement of record in Book 5842, page 382, said Register's Office; Subject to all matters

shown on the Plan of record in Plat Book 5800, page 19, Register's Office for Davidson County, Tennessee; Subject to Sanitary Sewers and or storm drainage easements in Book 6010, page 732, Register's Office for Davidson County, Tennessee; Subject to public utility and drainage easements in Book 6250, page 138, Register's Office for Davidson County, Tennessee; Subject to payment of 1992 county taxes; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of October, 1992.

Highland Ridge Properties,
A Tennessee General Partnership

By: _____
Jerry Carroll, Partner

By: _____
John Eakin, Partner

Highland Ridge Associates,
A Tennessee General Partnership

By: _____
Jerry Carroll, Partner

By: _____
John Eakin, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared JERRY CARROLL with whom I am personally acquainted (or proved me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of HIGHLAND RIDGE PROPERTIES and HIGHLAND RIDGE ASSOCIATES, the within name bargainor, both partnerships, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnerships by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1992.

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

_____
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared JOHN EAKIN with whom I am personally acquainted (or proved me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of HIGHLAND RIDGE PROPERTIES and HIGHLAND RIDGE ASSOCIATES, the within name bargainor, both partnerships, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnerships by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1992.

Lynn S. Sugg
Notary Public

March 27, 1993
My Commission Expires

LYNN S. SUGG NOTARY PUBLIC DAVIDSON CO., TENN.

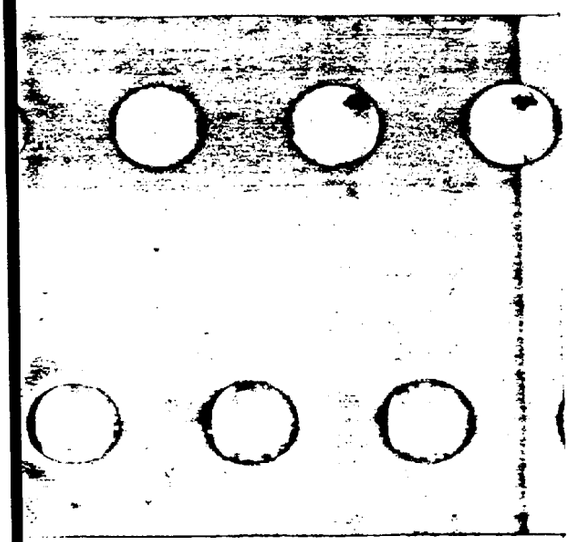
55104

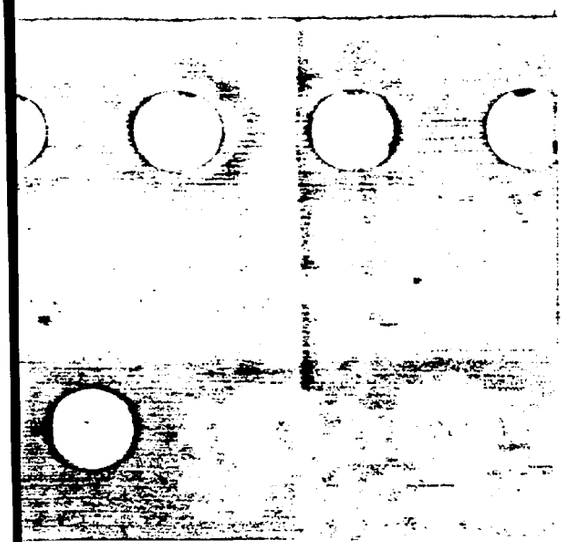
REFERENCE

29 PM '92

DAVIDSON COUNTY

9251 10/15 0101 CHECK 1034.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8757 PAGE 874

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 275000.00
				CON TX 1017.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1034.50
				CHECK 1034.50
10/15/92	01			13:29 0001 0961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55104

IDENTIFICATION REFERENCE

OCT 15 1 29 PM '92

DAVIDSON COUNTY, TN

No. 580451