THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: GILLESPIE MEADOWS, INC., a Tennessee Corporation ("GRANTOR")

TO: J & Y, L.P., a Tennessee limited partnership ("GRANTEE")

ADDRESS NEW OWNER:

302 Dyer Lane
Brentwood, TN 37027

SEND TAX BILLS:

SAME

MAP NUMBER: 172-12-B
PARCEL NUMBERS:

165, 166, 169, 171, 172, 174, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 235, 236, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 255, 256, 257, 258, 175, 176, 177, 179, 183, 184, 185, 188, 189, 190, 193, 200, 203, 205, 206, 209, 210, 211, 212, 213, 214, 217, and 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gillespie Meadows, Inc. ("Grantor") has bargained and sold, and by these presents do transfer and convey unto J & Y, L.P. ("Grantee") its successors and assigns, all of its interest in and to those certain tracts of land in Davidson County, Tennessee, described as follows, to-wit:

Legal Description Attached as Exhibit "A"

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

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for two deeds of trust of record in Book 7964, page 793 and in Book 7964, page 776, respectively, Register's Office of Davidson County, Tennessee, the assumption of both deeds of trust by Grantee forming a part of the consideration herefor, 1993 real property taxes which shall be paid by Grantee, and those matters set forth on Exhibit "A" hereto.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of April, 1993.

GILLESPIE MEADOWS, INC.

By: Paul E Johnson Pres.

Its: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Heather C. Dyer, a Notary Public in and for said County and State duly commissioned and qualified, Paul E. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Gillespie Meadows, Inc. a Tennessee corporation, the within named Bargainor, and is authorized by the said Gillespie Meadows to execute this instrument as the duly authorized President of said Bargainor.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 1993.

Heather C. Dyer
NOTARY PUBLIC

My Commission Expires: 5-28-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,027,943.48.

AFFIANT

Subscribed and sworn to before me, this 23rd day of April, 1993.

Heather C. Dyer
NOTARY PUBLIC

My Commission Expires: 5-28-95

EXHIBIT "A"

Legal Description

TRACT I

Being Lot Numbers 255, 256, 257, 258, 259, 260, 294, 298, 299, 261, 262, 263, 264, 292, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 517, 518, 519, 520, 543, 544, 547, 549, and 550, in Section 10 as shown on the Plan of Bradford Hills Subdivision, of record in Book 7900, page 495, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

TRACT II

Being Lot Numbers 289, 287, 290, 269, 271, 274, 275, 276, 277, 278, 281, 282, 283, 239, 238, 194, 241, 249, 240, 244, 245, 246, and 247, in Section 11 as shown on the Plan of Bradford Hills Subdivision of record in Book 7900, page 496, Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete legal description.

The conveyance of the above referenced lots comprising Tracts I and II is subject to the Declaration of Covenants of record in Book 8069, page 170, as amended in Book 8074, page 269, Book 8267, page 618, and in Book 8522, page 853, Register's Office of Davidson County, Tennessee and all matters shown on the Plans of record in Book 7900, pages 495 and 496, said Register's Office.

TRACT III

Parcel One (Acreage north of Section Eleven)

Beginning at a point, said point being the most northwesterly corner of Bradford Hills, Section Five, as of record in Book 7900, page 288, Register's Office Davidson County, Tennessee, said point being in the southerly line of Forest Oaks Estates, Section Two, as of record in Book 4175 page 128, Register's Office Davidson County, Tennessee; thence with the westerly line of said plan of Bradford Hills, Section Five, the following calls: South 11 degrees 53 minutes 14 seconds West a distance of 623.04 feet to a point; thence South 14 degrees 59 minutes 53 seconds West a distance of 144.00 feet to a point; thence North 71 degrees 07 minutes 51 seconds West a distance of 151.88 feet to a point; thence with a curve to the right having a radius of 641.41 feet, a delta of 00 degrees 57 minutes 10 seconds, a chord bearing and distance of South 19 degrees 20 minutes 44 seconds West, 10.67 feet, an arc distance of 10.67 feet to a point; thence continuing North 70 degrees 10 minutes 41 seconds West a distance of 95.22 feet to a point; thence South 25 degrees 36 minutes 05 seconds West a distance of 80.00 feet to a point; thence North 64 degrees 23 minutes 55 seconds West a distance of 12.00 feet to a point; thence South 25 degrees 36 minutes 05 seconds West a distance of 120.00 feet to a point; thence with the northerly line of Bradford Hills, Section Eleven, as of record in Book 7900, page 496, Register's Office Davidson County, Tennessee, the following calls:

South 85 degrees 09 minutes 17 seconds West a distance of 97.00 feet to a point; thence North 73 degrees 32 minutes 56 seconds West a distance of 140.16 feet to a point; thence South 70 degrees 49 minutes 28 seconds West a distance of 87.84 feet to a point; thence North 82 degrees 58 minutes 32 seconds West a distance of 203.00 feet to a point; thence North 74 degrees 46 minutes 11 seconds West a distance of 67.34 feet to a point; thence North 82 degrees 58 minutes 32 seconds West a distance of 247.98 feet to a point; thence North 20 degrees 08 minutes 21 seconds West a distance of 628.91 feet to a point in the easterly line of Holt Hills, Section Three, as of record in Book 5200, page 306, Register's Office Davidson County, Tennessee; thence with the easterly line of said Holt Hills, Section Three, North 04 degrees 45 minutes 48 seconds East a distance of 307.52 feet to a point; thence leaving the line of Holt Hills, Section Three, South 87 degrees 25 minutes 08 seconds East a distance of 482.43 feet to a point in the Southerly line of the afore-mentioned plan of Forest Acres, Section Two; thence with said line of

Forest Acres, Section Two south 84 degrees 35 minutes 19 seconds East a distance of 1039.98 feet to the point of beginning, containing 27.456 acres, more or less.

Parcel Two

Beginning at a point on the westerly margin of Bradford Hills Place at its Northerly terminus, said point being the most northeasterly corner of lot 8 on the plan of Bradford Hills Section One, as of record in Book 7900, page 111, Register's Office Davidson County, Tennessee; thence with the northerly line of Bradford Hills, Section One, the following calls:

South 75 degrees 17 minutes 57 seconds West a distance of 70.00 feet to a point; thence South 82 degrees 42 minutes 13 seconds West a distance of 58.81 feet to a point; thence North 34 degrees 09 minutes 58 seconds West a distance of 120.22 feet to a point; thence North 17 degrees 58 minutes 13 seconds West a distance of 134.73 feet to a point; thence with the easterly line of Bradford Hills, Section Five, as of record in Book 7900, page 288, Register's Office Davidson County, Tennessee, North 15 degrees 46 minutes 36 seconds West a distance of 131.19 feet to a point; thence with the common line of the herein-described tract and Bradford Hills, Section Nine, as of record in Book 7900, page 414, Register's Office Davidson County, Tennessee, the following calls; North 50 degrees 34 minutes 51 seconds East a distance of 124.84 feet to a point; thence South 57 degrees 32 minutes 22 seconds East a distance of 349.39 feet to a point; thence South 26 degrees 38 minutes 36 seconds East a distance of 123.77 feet to a point; thence South 02 degrees 31 minutes 27 seconds West a distance of 47.26 feet to a point in the northerly line of the afore-mentioned Bradford Hills, Section One; thence with said line of Bradford Hills, Section One, South 61 degrees 56 minutes 18 seconds West a distance of 70.84 feet to a point; thence continuing South 75 degrees 17 minutes 57 seconds West a distance of 115.12 feet to the point of beginning, containing 2.700 acres, more or less.

Parcel Three (Acreage south of Section Ten)

Beginning at a point on the westerly margin of Cobble Street at its southerly terminus, said point being the most southeasterly corner of Lot 543 on the plan of Bradford Hills, Section Ten, as of record in Book 7900, page 495, Register's Office Davidson County Tennessee; thence with the common line of the herein-described tract and said Bradford Hills, Section Ten, the following calls:

North 76 degrees 45 minutes 48 seconds East a distance of 160.00 feet to a point; thence South 74 degrees 29 minutes 00 seconds East a distance of 184.93 feet to a point; thence with the common line of the herein-described tract and Bradford Hills, Section Seven, as of record in Book 7900, page 337, Register's Office Davidson County, Tennessee, the following calls:
South 52 degrees 15 minutes 51 seconds East a distance of 263.13 feet to a point; thence North 37 degrees 44 minutes 09 seconds East a distance of 29.20 feet to a point; thence South 52 degrees 15 minutes 51 seconds East a distance of 107.06 feet to a point in the northwesterly line of Bradford Hills, Section Six, as of record in Book 7900, page 290, Register's Office Davidson County, Tennessee; thence with said line of Bradford Hills, Section Six, the following calls:

South 31 degrees 15 minutes 08 seconds West a distance of 130.91 feet to a point; thence South 17 degrees 56 minutes 51 seconds West a distance of 70.80 feet to a point; thence South 08 degrees 55 minutes 46 seconds West a distance of 78.12 feet to a point; thence with the westerly line of the afore-mentioned Bradford Hills, Section Seven, South 04 degrees 11 minutes 54 seconds West, passing the Southwest corner of Section Seven at 190.00 feet, and continuing with the westerly line of Bradford Hills, Section Eight, as of record in Book 7900, page 388, Register's Office Davidson County, Tennessee, a total distance of 54.82 feet to a point in the northerly line of the property conveyed to Paul E. Johnson and Fred Yazdian by deed of record in Book 8327, page 485, Register's Office Davidson County, Tennessee; thence with the northerly line of said Johnson & Yazdian Property the following calls:

South 84 degrees 39 minutes 14 seconds West a distance of 101.87 feet to a point; thence North 73 degrees 31 minutes 56 seconds West a distance of 146.30 feet to a point; thence North 40 degrees 44 minutes 40 seconds West a distance of 200.76 feet to a point; thence North 70 degrees 17 minutes 38 seconds West a distance of 173.50 feet to a point; thence North 77 degrees 10 minutes 40 seconds West a distance of 205.29 feet to a point in the easterly line of Holt Hills, Section Three, as of record in Book 5200, page 306, Register's Office Davidson County, Tennessee; thence with the easterly line of said Holt Hills, Section Three, North 04 degrees 45 minutes 48 seconds East a distance of 258.14 feet to a point; thence leaving the line of Holt Hills, Section Three, and with the common line of the herein-described tract and the afore-mentioned Bradford Hills, Section Ten, the following calls:

North 26 degrees 15 minutes 29 seconds East a distance of 137.87 feet to a point; thence North 23 degrees 14 minutes 56 seconds East a distance of 117.76 feet to a point; thence North 09 degrees 10 minutes 50 seconds East a distance of 105.82 feet to a point; thence North 07 degrees 37 minutes 56 seconds West a distance of 53.16 feet to a point; thence North 76 degrees 45 minutes 48 seconds East a distance of 110.00 feet to a point; thence North 13 degrees 14 minutes 12 seconds West a distance of 55.00 feet to the point of beginning, containing 14.022 acres, more or less.

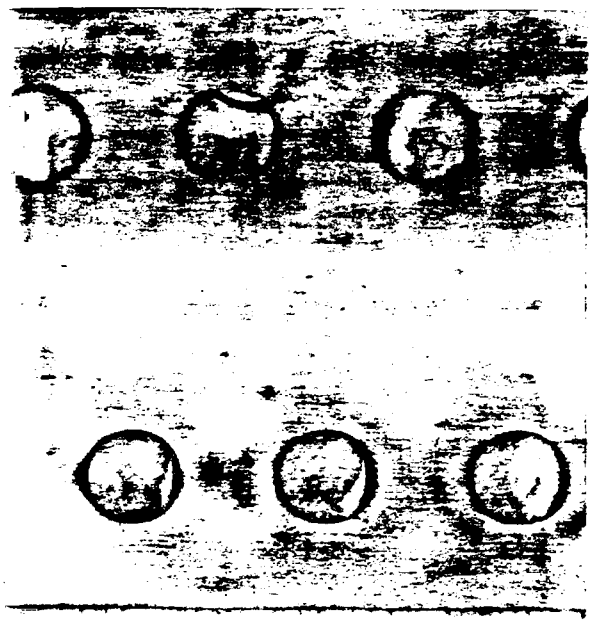
All of the above property being a portion of the property conveyed to Gillespie Meadows, Inc. by deed from C.A. Gillespie, III, et ux, et al, of record in Book 7964, page 770, Register's Office of Davidson County, Tennessee.

12460

REFERENCE

APR 23 3 13 PM '93

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

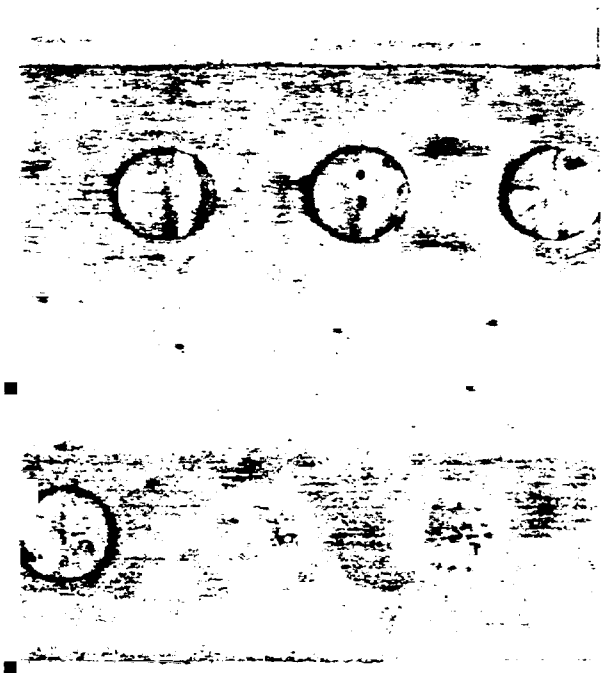
RECEIVED OF _____

FOR _____

BOOK 8924 PAGE 886

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
1027943.48
CON TX 3803.23
PRFEE 1.00
WDEED 20.00
TOTAL 3824.23
CHECK 3824.23
04/23/93 01 15:13 0001 8680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1246.0

IDENTIFICATION REFERENCE

APR 23 3 13 PM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 643392