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(2)

BOOK 8930 PAGE 881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,700,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of April, 1993.

Notary Public

My Commission expires: 3-22-97

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Music Valley Partners Limited Partnership P.O. Box 2400 Smithfield, NC 27577	SAME	62-0-34 3DZ 43380

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC VALLEY ACRES, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **MUSIC VALLEY PARTNERS LIMITED PARTNERSHIP**, a North Carolina limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to those matters described on Exhibit B attached hereto and incorporated herein by reference.

The subject property is unimproved property, located at McGavock Pike, 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 Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; 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 my hand this 28 day of April, 1993.

MUSIC VALLEY ACRES, INC.,
a Tennessee corporation

By: Louis A. McRedmond
Louis A. McRedmond, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUIS A. McREDMOND**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 1993.

Vicki L. Schmidt
Notary Public

VICKI L. SCHMIDT NOTARY PUBLIC

My Commission Expires: 3-22-97

MVA18

EXHIBIT A

Legal Description

Land located in the First Civil District of Davidson County, Tennessee, being more particularly described according to a survey of Ragan-Smith-Associates, Inc., John O. Spry, Registered Land Surveyor, Tennessee License No. 727, dated February 19, 1991, revised February 22, 1991, further revised April 19, 1993, further revised April 25, 1993, as follows:

Beginning at an existing P. K. nail in pavement on the northerly right-of-way line of McGavock Pike (60-foot right-of-way), said nail being 781.4 feet, more or less, west of the south end of the northwest return curve at the intersection of Music Valley Drive and McGavock Pike, as measured along the northerly right-of-way line of McGavock Pike, said nail also being the southwest corner of a tract of land conveyed to Fiddler's Inn Inc. by deed recorded in Book 5877, page 627, R.O.D.C., Tennessee; thence,

1. With the northerly right-of-way line of McGavock Pike, N 82° 50′ 55″ W, a distance of 534.47 feet to an iron pin set; said pin being the southeasterly property corner of a tract of land conveyed to Gleaves Farm, Ltd. by deed of record in Book 6849, page 546, R.O.D.C., Tennessee; thence,

2. Leaving said right-of-way line, with the easterly property line of Gleaves Farm, Ltd., N 10° 04′ 58″ E, a distance of 378.80 feet to an iron pin set; thence,

3. N 10° 57′ 08″ E, a distance of 1541.16 feet to an existing iron pin; thence,

4. N 11° 00′ 18″ E, a distance of 1150.98 feet to an existing planted stone, said planted stone being the southwesterly property corner of D. C. Rudy and W. D. Hardison by deed of record in Book 6887, page 325, R.O.D.C., Tennessee; thence,

5. Leaving the easterly property line of Gleaves Farm, Ltd., with the southerly property line of D. C. Rudy and W. D. Hardison and in part, the southerly property line of Frank Rudy Estates - Phase I as of record in Plat Book 6200, page 826, R.O.D.C., Tennessee, S 77° 32′ 36″ E, a distance of 661.78 feet to an existing iron pin by a planted stone; thence,

6. Leaving the southerly property line of Frank Rudy Estates - Phase I, with the westerly property line of Section 3 - Music City Villa, S 10° 54′ 32″ W, a distance of 1144.42 feet to an existing planted stone; said stone being the northwesterly property corner of Lot 3 as shown on the plan of Grand Old Golf Subdivision as of record in Plat book 6250, page 760, R.O.D.C., Tennessee; thence,

7. With the westerly property line of Lot No. 3, S 10° 59′ 25″ W, a distance of 334.57 feet to an existing iron pin, the northwesterly property corner of a tract of land conveyed to Consolidated Foods Corporation by deed of record in Book 4520, page 561, R.O.D.C., Tennessee; thence,

8. With the westerly property line of Consolidated Foods Corporation and in part, the westerly property line of Reserve Parcel (120) as shown on the plan of Rudy's Corner - Section Two as of record in Plat Book 4860, page 128, R.O.D.C., Tennessee, S 11° 05′ 11″ W, a distance of 706.72 feet to an existing iron pipe; said pipe being the northeasterly property corner of a tract of land conveyed to Fiddler's Inn, Inc. by deed of record in Book 5877, page 627, R.O.D.C., Tennessee; thence,

9. Leaving the westerly property line of Reserve Parcel (120), with the northerly property line of Fiddler's Inn, Inc., N 85° 21′ 33″ W, a distance of 262.65 feet to an iron pin set in a gravel drive; thence,

10. With the westerly property line of Fiddler's Inn, Inc. S 02° 39′ 29″ W, a distance of 52.99 feet to an existing iron pin; thence,

11. S 02° 27′ 36″ E, a distance of 260.75 feet to an existing iron pin; thence,

12. S 06° 24′ 32″ E, a distance of 141.97 feet to an existing iron pin; thence,

13. S 06° 31′ 39″ W, a distance of 363.00 feet to the point of beginning and containing 42.854 acres, more or less.

Being the same property conveyed to Music Valley Acres, Inc. by deeds of record in Book 6364, page 404, and Book 8917, page 266, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. 1993 property taxes, which have been prorated and assumed by Grantee.

2. Easement Agreement dated March 24, 1993, by and between Music Valley Acres, Inc., a Tennessee corporation, and Robert R. Campbell, Jr., Trustee, of record in Book 8895, page 433, Register's Office for Davidson County, Tennessee.

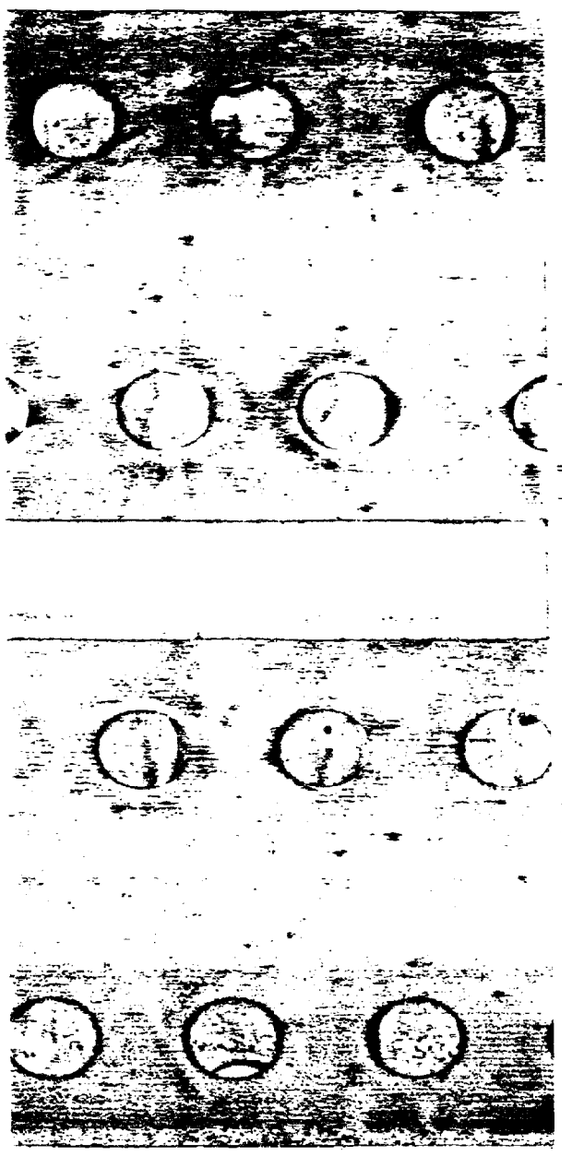
3. Matters shown on the Plan of record in Book 6900, page 508, Register's Office for Davidson County, Tennessee.

4. Easement for flow of any streams, creeks or waterways.

5. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways.

6. Matters shown on the survey of the subject property, performed by Ragan-Smith-Associates, Inc., John O. Spry, Registered Land Surveyor, Tennessee License No. 727, dated February 19, 1991, revised February 22, 1991, further revised April 19, 1993, further revised April 25, 1993, Job No. 90-049.

14328
IDENTIFT REFERENCE
APR 30 8 12 AM '93
DAVIDSON COUNTY, TN
0762 04/30 0101 03CHECK 17411.00



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

RECEIVED OF _____

FOR _____

BOOK 8930 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 4700000.00
				CON TX 17390.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 17411.00
				CHECK 17411.00
04/30/93	01			08:10 0001 0762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:4328:

IDENTIFI REFERENCE

APR 30 8 12 AM '93

FELIX Z. WILSON, II REGIS.
DAVIDSON COUNTY, TN

No. 645450