BOOK 8999 PAGE 290

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Overlook II Partners 1242 Old Hillsboro Rd. Franklin, TN 37064	Overlook II Partners Attn: Penny Waggner P. O. Box 1603 Brentwood, TN 37024	171-0 Parcels: 32,33,34,35,36,37,38, 39, 40.

This instrument prepared by: Williams & Prochaska, P.C. (EBW)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

For and in consideration of Four Hundred Fifteen Thousand and NO/100ths Dollars ($415,000.00) cash in hand paid , the receipt and sufficiency of which are acknowledged, Hardscuffle Associates, a Tennessee Joint Venture comprised of George Gianikas, William E. Powell, Robert B. Huffine, Charles Hardy, Marvin Hopper, Roy C. Flowers, Albert J. Dale, Jr., Jimmy H. Allen, James M. Fischer, Jr., and Robert Bond Miller (collectively "Grantor") has bargained and sold, and hereby transfers and conveys to Overlook II Partners, a Tennessee general partnership comprised of William B. King, Jr., Carl E. Brasser, Gregory A Thurman, Kenneth L. Keith, Tom Black, Lawrence W. Kown, William C. Tomson ("Grantee"), certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, forever.

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the following:

1. Taxes for 1993, a lien but not yet due and payable;

2. The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that the title policy insure the amount of acreage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 1993.

Notary Public
My Commission Expires: 5/25/96

3. Restriction appearing in Deed of record in Book 6893, page 639, and re-recorded in Book 6938, page 736, Register's Office for Davidson County, Tennessee, with regard to a small cemetery on the subject property which cannot be disturbed and which must be used as open or green space, leaving the trees and grass, and all rights appurtenant thereto as more fully set forth in that A.L.T.A. Commitment (ALTA Owner's Policy [4-6-90]) Commitment Number 00270141 issued by Ticor Title Insurance Company.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 30th day of June, 1993.

HARDSCUFFLE ASSOCIATES, a Tennessee Joint Venture

PICK-UP

George Gianikas, General Partner

36224 IDENTIF. ↑ REFERENCE

93 JUN 30 PM 3:07 RECEIVED KAY Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laurie Bowser, a Notary Public in and for said State and County duly commissioned and qualified, **GEORGE GIANIKAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Hardscuffle Associates, a Tennessee joint venture, and is authorized to execute this instrument on behalf of the joint venture.

WITNESS my hand and seal, at office, on this 30th day of June, 1993.

3998 50 0101 03CHECK 1548.50

Notary Public

My Commission Expires:

5/25/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GIANIKAS.DOC\HARDSCUF\DOCS\WARRDEED.AUC

EXHIBIT "A"

Being part of 22.8 acre tract of land in the 2nd Civil District of Davidson County, Tennessee, as shown on the map of Martha Marr Subdivision of the Dodson lands at Brentwood, as of record in Book 421, page 33, Register's Office of Davidson County, Tennessee, and more particularly described according to a Boundary line Survey by CESP, Inc., dated June 18, 1986, revised July 20, 1987, by metes and bounds as follows:

Beginning at an iron pin (set) in the North margin of Church Street East, said pin being 64 feet east of the southeast corner of Lot 10 of said subdivision, approximately 1380 feet East of the centerline of Wilson Pike, also being the Southwest corner of the herein described tract and the Southeast corner of Joe W. Hendricks as described in Book 3255, page 215, R.O.D.C.T.;

Thence, with the line of Hendricks North 02 degrees 14 minutes 21 seconds East, 676.44 feet to an iron pin (found), said pin being a corner to Hendricks and in the line of Brentwood Highlands, Ltd., as recorded in Book 6542, page 458, R.O.D.C.T.;

Thence, with the line of Brentwood Highlands, Ltd. South 89 degrees 04 minutes 10 seconds East, 152.28 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 87 degrees 12 minutes 13 seconds East 65.14 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 88 degrees 10 minutes 40 seconds East, 253.58 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 87 degrees 16 minutes 19 seconds East, 62.80 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands Ltd. South 87 degrees 51 minutes 38 seconds East, 294.86 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands Ltd. South 87 degrees 53 minutes 18 seconds East, 114.91 feet to an iron pin (found), said pin being the Northwest corner of Robert J. Hutcheson as described in Book 5134, page 370, R.O.D.C.T.;

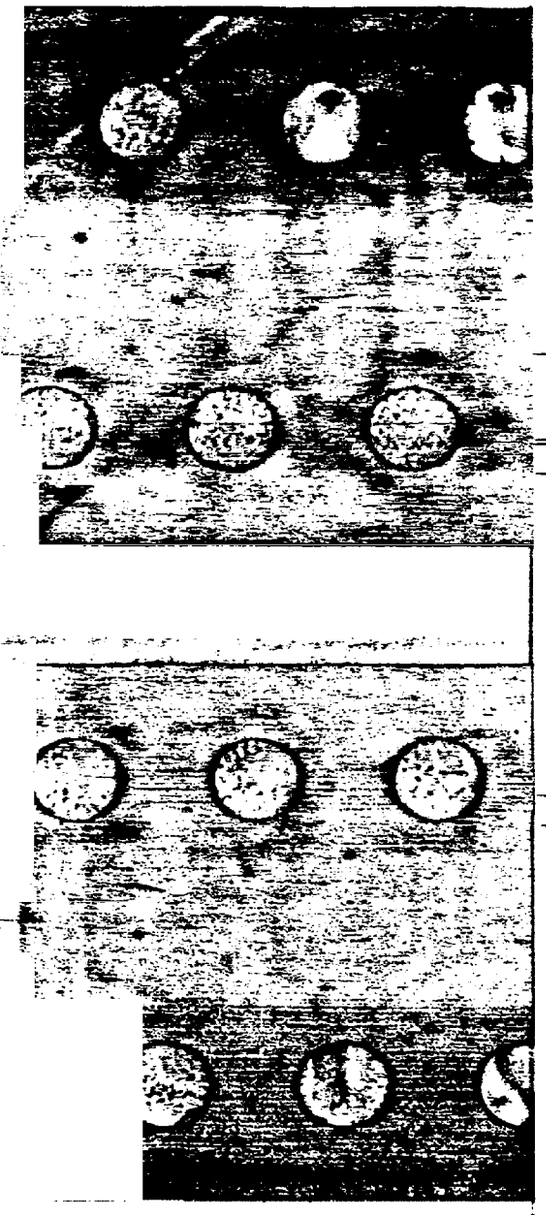
Thence, with the line of Hutcheson South 03 degrees 21 minutes 57 seconds West, 678.66 feet to an iron pin (set) in the North margin of Church Street East;

Thence, along the North margin of Church Street East North 87 degrees 21 minutes 50 seconds West, 430.99 feet to an iron pin (set);

Thence, along the North margin of Church Street East North 88 degrees 25 minutes 45 seconds West, 499.23 feet to the point of beginning, and containing 14.65 acres.

Being the same property conveyed to Hardscuffle Associates, a Tennessee joint venture, by deed from Hardscuffle Joint Venture, of record in Book 7301, page 928, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8999 PAGE 293

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 415000.00
				CON TX 1535.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1548.50
				CHECK 1548.50
			06/30/93 01	15:08 0001 3998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36224
IDENTIF. ↑ REFERENCE

93 JUN 30 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669180