BOOK 9010 PAGE 132

FROM: Donovan Contruction Company of Minnesota

TO: Bennie B. Goodman, Jr. and wife, Arleen S. Goodman

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
SUITE 1900
424 CHURCH STREET
NASHVILLE, TN 37219

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Bennie and Arleen Goodman Nashville KOA, Inc. 2626 Music Valley Drive Nashville, Tennessee 37214	SAME	Map _____ Parcel 62-5

2204 07/09 0101 03CHECK 7795.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Bennie B Goodman Jr
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1992.

Nina Miller
Notary Public

My Comm. Expires: 3-25-95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donovan Construction Company of Minnesota, a Minnesota corporation (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Bennie B. Goodman, Jr. and wife, Arleen S. Goodman as tenants in common but not as tenants by the entirety (hereinafter collectively called the "GRANTEES"), their heirs and assigns, all of Grantor's seventy-seven and one-half percent (77.5%) undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as the Nashville KOA Campground.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed effective as of the 30th day of June, 1993.

DONOVAN CONSTRUCTION COMPANY OF MINNESOTA

BY: _____

TITLE: President

STATE OF Iowa)
COUNTY OF Polk)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Rasmussen, 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 President of Donovan Construction Company of Minnesota, a Minnesota corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Des Moines, Iowa, this the 6 day of July, 1993.

SUSAN M. HANSON
MY COMMISSION EXPIRES
5-11-96

Susan M. Hanson
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lots Nos. 6 and 7 on the Map of the Robert Young Farm, as of record in book 421, page 140, Register's Office for said County, described according to a survey made by Hart-Freeland-Roberts, Inc., July 10, 1972, as follows:

BEGINNING at an iron pin in the easterly margin of Pennington Bend Road, said point being 300 feet south from an existing concrete monument in the southerly margin of Elzie Miller Road; thence south 89° 17' east a distance of 191.56 feet to a point; thence north 0° 43' east 357.47 feet to the southerly margin of Elzie Miller Road, 200 feet east of the southeast corner of said Road and Pennington Bend Road; thence with the southerly margin of Elzie Miller Road, north 74° 01' east a distance of 755.23 feet to a concrete monument; thence continuing with said Road along a curve to the right, radius 1051.35 feet, a distance of 1131.86 feet to a concrete monument located in the southerly margin of Elzie Miller Road; thence leaving said Road, south 24° 30' West a distance of 941.31 feet to an existing corner post; thence north 78° 15' west 1212.39 feet to an iron pin; thence north 78° 43' west 419.60 feet to an existing corner post, said point being in the easterly margin of Pennington Bend Road; thence with said Road, north 5° 47' east a distance of 19.81 feet to a point, continuing with said Road, south 89° 17' east a distance of 20 feet to a concrete monument; thence continuing with said Road, north 0° 43' east a distance of 221.40 feet to the point of beginning, containing 36.29 acres, more or less.

LESS AND EXCEPT Book 6173, page 639

A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road being more fully described as follows:

Beginning at an existing iron pin in concrete on the southerly right-of-way line of Music Valley Drive, formerly Elzie Miller Road, that is 1130 feet, more or less, east of the easterly right-of-way line of Pennington Bend Road and proceeds as follows:

1. With the southerly right-of-way line of Music Valley Drive in an easterly direction and a 1051.35 feet radius to the right 335.5 feet to an iron pin set, said curve has chord bearing of S 87 18' 04" E and distance of 334.08; thence;
2. S 14 13' 43" W 477.12 feet to an iron pin set; thence,
3. N 78 15' 00" W 230.47 feet to an iron pin set; thence,
4. N 01 13' 35" E 431.37 feet to the point of beginning and containing 3.0 acres more or less.

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

LESS AND EXCEPT Book 5090, page 237

Being a 4.01, more or less, acre tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the Donovan Construction Company property as of record in Book 4627, page 396, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Elzie Miller Road, said point further described as lying 2,087.09 feet east of the easterly right-of-way of Pennington Bend Road, and as being the northwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, page 557, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Elzie Miller Road and running with the westerly line of the Etta W. Fox and Archie W. Conrad property south 24 degrees 30 minutes west a distance of 589.64 feet to a point; Thence leaving the said westerly line of Etta W. Fox and Archie W. Conrad, Jr. property north 78 degrees 15 minutes west a distance of 272.12 feet to a point; thence north 24 degrees 30 minutes east a distance of 714.56 feet to a point lying on the southerly margin of Elzie Miller Road; thence running with the said southerly margin of Elzie Miller Road in an easterly direction around a curve, having a radius of 1051.35 feet, a distance of 274.00 feet to the point of beginning, containing 4.01, more or less, acres.

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

LESS AND EXCEPT Book 6310, page 319

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing concrete monument on the south right-of-way line of Music Valley Drive, (an 80 foot wide street). Said point is the northeast corner of the Cock of the Walk Subdivision as of record in Plat Book 5200, Page 716, R.O.D.C., TN and the northwest corner of this tract. Also said point is approximately 1466 feet more or less from the east right-of-way line of Pennington Bend Road.

1. From the point of beginning along the south right-of-way line of Music Valley Drive with a curve to the right a radius of 1051.35 feet with a length of 347.34 feet, said curve has a chord bearing and distance of S 68° 41' 49" E, 345.760 feet to an iron rod set, said point is the northwest corner of the Water Boggan of Nashville, Inc. property as of record in Book 5269, Page 820, R.O.D.C., TN and the northwest corner of this tract; thence,

2. With the common property line of Water Boggan and this tract leaving the south right-of-way of Music Valley Drive S 24° 30' 00" W 430.13 feet to an iron rod set. Said point is the northeast corner of the Donovan Construction Company property as of record in Book 4627, Page 396, R.O.D.C., TN and the southeast corner of this tract; thence,

3. With the common property line of said Donovan and this tract N 78° 15' 00" W 266.63 feet to an existing conrete monument. Said point is the southeast corner of the Cock of the Walk Subdivision and the southwest corner of this tract; thence,

4. With the common property line of the Cock of the Walk Subdivision and this tract N 14° 13' 43" E 477.12 feet to the point of beginning and containing 141,038 square feet or 3.24 acres, more or less.

TOGETHER with such easement rights, if any, as may exist as a benefit to the fee parcel pursuant to Easement of record in Book 4627, page 398, as amended by Extension of record in Book 4736, page 206, Register's Office for Davidson County, Tennessee. (Such easement is subject to automatic termination)

BEING a portion of the same property conveyed to Donovan Construction Company of Minnesota, by Deed of Record in Book 4627, Page 396, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nashville KOA, Inc. by the said Donovan Construction Company of Minnesota as to an undivided 22.5% interest by Deed of Record in Book 8131, page 704, Register's Office for Davidson County, Tennessee. The said Nashville KOA, Inc. has since dissolved and its interest is now vested in its shareholders.

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

The above property is conveyed subject to the following:

1. 1993 Metropolitan Government for Nashville and Davidson County taxes.

2. Easements as set forth in instrument recorded in Book 5090, page 237, Register's Office for Davidson County, Tennessee.

3. Easements as set forth in instrument recorded in Book 6173, page 639, Register's Office for Davidson County, Tennessee.

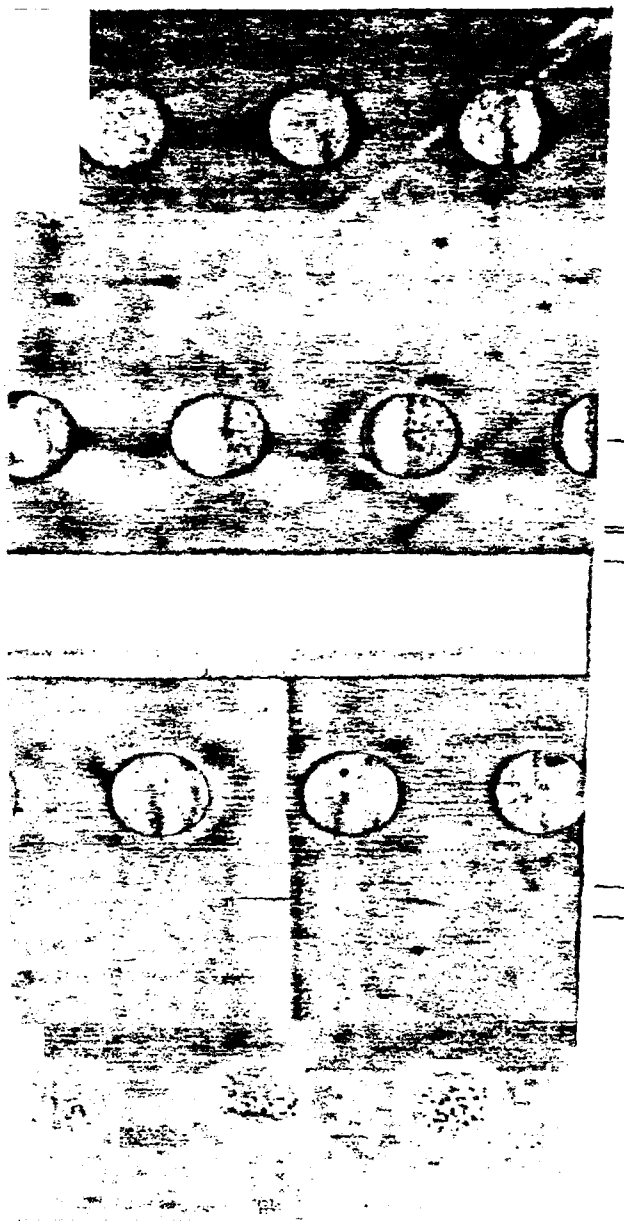
4. Easements to Metropolitan Government for Nashville and Davidson County, as set forth in instrument recorded in Book 4671, page 257, Register's Office for Davidson County, Tennessee.

5. Land Use Agreement between Donovan Construction Company of Minnesota and Water-Boggan Management, Inc. Donald W. Pemberton and R.L. Kirkpatrick of record in Book 5090, page 226, Register's Office for Davidson County, Tennessee.

6. Deeds of Conveyance for sewer line of record in Book 6422, page 80, Goodk 6422, page 85 and Book 6422, page 114, Register's Office for Davidson County, Tennessee.

39523
IDENTIF. ↑ REFERENCE

93 JUL -9 AM 11:44
REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9010 PAGE 138

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 2100000.00
CON TX 7770.00
PRFEE 1.00
MDEED 24.00
TOTAL 7795.00
CHECK 7795.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2204

39523
IDENTIF. & REFERENCE

93 JUL -9 AM 11:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 672644