WARRANTY DEED BOOK 9049 PAGE 638

FROM: Creighton Place Venture

TO: Magnolia Place Properties, a Tennessee General Partnership

This instrument was prepared by:
Thomas Wardlaw Steele
Suite 1103, Parkview Towers
210 25th Avenue North
Nashville, Tennessee 37203

Address New Owner(s) As Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Magnolia Place Properties P.O. Box 50505 Nashville, Tennessee 37205	Same	MAP 142-11 PARCEL 127

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Two Thousand ($342,000) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Creighton Place Venture, a Tennessee Joint Venture, (hereinafter referred to as "the Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Magnolia Place Properties, a Tennessee General Partnership, its successors and assigns, (hereinafter referred to as "the Grantee"), the real property described in Exhibit A, attached hereto, together with any and all improvements and hereditaments thereunto pertaining.

To Have and to Hold the said property described in Exhibit A hereto with the appurtenances, estate, title and interest of the Grantor thereunto belonging, to the said Grantee, its successors and assigns forever.

This conveyance is made expressly subject to all of the encumbrances, exceptions, reservations, easements, restrictions, and rights in others which are described and set forth in Exhibit B, attached hereto.

And the Grantor does hereby covenant with the said Grantee that it is lawfully seized and possessed of the property described in Exhibit A, attached hereto, that it has a good right to convey it, and that the same is unencumbered except as set forth in Exhibit B, attached hereto.

And Grantor does further covenant and bind itself, its successors and assigns, to the said Grantee, its successors and assigns, to warrant and forever defend the title to the property described in Exhibit A hereto to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, with the exception of claims described and set forth in Exhibit B hereto.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed on the date indicated in the Acknowledgement below.

GRANTOR:

CREIGHTON PLACE VENTURE

By: Wilbur F. Creighton Managing Venturer
Wilbur F. Creighton III, Managing Venturer

52848
IDENTIF. & REFERENCE
93 AUG 17 PM 1:09
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $342,000.

Affiant

Subscribed and sworn to before me this 17th day of August, 1993.

Notary Public

My Commission Expires: March 4, 1995

CAROLYN R. FLEETON
NOTARY AT LARGE
STATE OF TENNESSEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carolyn K. Stenor, a Notary Public of said County and State, personally appeared Wilbur F. Creighton III, Managing Venturer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at Office in Nashville, Tennessee, this 17th day of August, 1993.

Carolyn K. Stenor
Notary Public

My Commission Expires: March 4, 1995

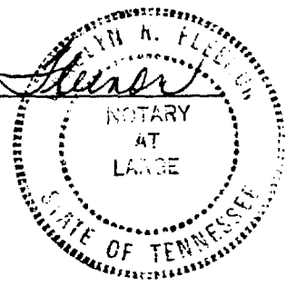


EXHIBIT A

The land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Creighton Place, of record in Book 7900, page 179, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Creighton Place Venture, a Tennessee Joint Venture composed of Wilbur F. Creighton, Jr., Wilbur F. Creighton, III, and Penelope Creighton Dewell, in their individual capacities, and Wilbur F. Creighton, Jr., Wilbur F. Creighton III and Penelope Creighton Dewell, Trustees of the Creighton Family Trust created under the Will of Leanora A. Creighton, deceased, by Quitclaim Deed from Wilbur F. Creighton, Jr., Wilbur F. Creighton III and Penelope Creighton Dewell, each in their individual capacities, and Wilbur F. Creighton, Jr., Wilbur F. Creighton III, and Penelope Creighton Dewell, Trustees of The Creighton Family Trust created under the Will of Leanora A. Creighton, deceased, of record in Book 7801, page 345, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY LOCATED ON OLD HARDING PIKE.

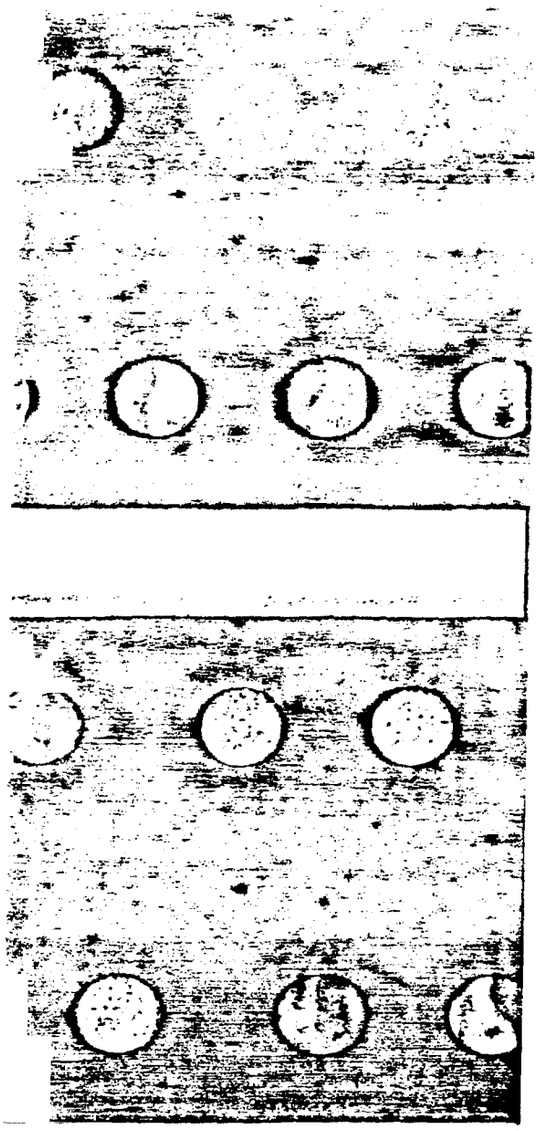
1. Taxes for the year 1993; a lien, but not yet due and payable, which have been prorated and the payment of which is assumed by the Grantee.

2. All matters as shown on the Plan of record in Book 7900, page 179, Registers Office of Davidson County Tennessee.

3. Easement granted to Bellevue Christian Church, as referenced in Deed of Record Book 7788, page 977, Registers Office of Davidson County, Tennessee.

4. Any and all other matters shown as exceptions to the Commitment to Insure Title issued by Chicago Title Company, dated August _____, 1993.

0634 08/17 0101 03CHECK 1282.40



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

RECEIVED OF _____

FOR _____

BOOK 9049 PAGE 642

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 342000.00
CON TX 1265.40
PRFEE 1.00
WDEED 16.00
TOTAL 1282.40
CHECK 1282.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0634

52848
IDENTIF. & REFERENCE

93 AUG 17 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686965