FROM: Melinda Owen Bass and Justin P. Wilson, as Co-Executors of the Estate of Lulu Hampton Owen

TO: Richard J. Eskind and wife, Jane G. Eskind

BOOK 9033 PAGE 49

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard J. Eskind and	SAME	Map 116-3
Jane G. Eskind		Parcel 13
6100 Union Springs Road		
Nashville, TN 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Richard J Eskind
Affiant

Subscribed and sworn to before me, this the 27th day of September, 1993.

Kenneth Z. Rowe
Notary Public

My Comm. Expires: 9/11/95

GENERAL 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 and sufficiency of which are hereby acknowledged, Melinda Owen Bass and Justin P. Wilson, as Co-Executors of the Estate of Lulu Hampton Owen, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Richard J. Eskind and wife, Jane G. Eskind, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:
Land being the Seventh Civil District in the City of Belle Meade, Davidson County, Tennessee, lying generally on the southeast corner of Harding Pike (U.S. 70S) and Lynnwood Boulevard, being recorded as Lot 1 on the "Final Subdivision Plat for the Owen Estate Subdivision" (Plat Book 7900 - Page 576) Register's Office of Davidson County and being a portion of the Ralph & Lula H. Owen property recorded in (Deed Book 1511 - Page 187) Register's Office of Davidson County, and being more particularly described as follows:

Beginning at an iron pipe (old) mounted horizontally at the face of a rock wall, said pipe lying in the southerly right-of-way of Harding Pike, and also being the northwest corner of the Equitic Inst. Real Estate Fund II property (Deed Book 6996, Page 304) and the northeast corner of the herein described tract; thence, with the Equitic Inst. Real Estate Fund II property west line S 39° 48' 00" East, passing the west line of the Royal Oaks Limited property (Deed Book 4660, Page 59) and a concrete monument (old), being the Presbyterian Apartments, Inc. property (Deed Book 3165, Page 465) westernmost corner at 802.31', for a total distance of 919.65' to an iron pin (new); thence, along the line of Lot 2 of the above

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referenced subdivision plat severing the original Owen Estate tract and crossing Sugartree Creek, S 40° 51' 57" W - 333.72' to an iron pin (new); thence, continuing with the common lot line S 05° 46' 11" E - 60.10' to an iron pin (new) in the northeasterly right-of-way of Lynnwood Boulevard; thence, along said right-of-way for the next 4 calls: with a curve to the left having a delta of 10° 20' 04", a radius of 215.00', an arc length of 38.78', and a chord bearing and distance of S 79° 03' 47" W - 38.73' to an iron pin (new); S 73° 53' 45" W - 117.66' to an iron pin (new); with a curve to the right having a delta of 65° 06' 57", a radius of 193.00', an arc length of 219.34', and a chord bearing and distance of N 61° 51' 52" W - 207.73' to an iron pin (new); N 29° 18' 23" W - 628.22' to an iron pin (new); thence, with a curve to the right having a delta of 75° 39' 00", a radius of 107.00', an arc length of 141.28', and a chord bearing and distance of N 08° 31' 07" E - 131.24' to an iron pin (new), on the southerly right-of-way of Harding Pike; thence, with the southerly right-of-way of Harding Pike for the following 3 calls: N 46° 20' 37" E - 160.00' to an iron pin (new); N 01° 20' 37" E - 49.61' to an iron pin (new); N 46° 20' 37" E - 178.32' to the Point of Beginning and containing 11.15 acres more or less.

TRACT NO. II:
Land being in the Seventh Civil District in the City of Belle Meade, Davidson County, Tennessee, lying generally along the northeasterly margin of Lynnwood Boulevard, being recorded as Lot 2 on the "Final Subdivision Plat for the Owen Estate Subdivision" (Plat Book 7900 - Page 576) Register's Office of Davidson County and being a portion of the Ralph & Lula H. Owen property recorded in (Deed Book 1511 - Page 187) Register's Office of Davidson County, and being more particularly described as follows:

Beginning on an iron pin (old) on the northeasterly right-of-way of Lynnwood Boulevard, this being the most westerly corner of a tract owned by Tony E. Brown (Deed Book 8886 - Page 536); thence, along said right-of-way with a curve to the left having a delta of 46° 38' 08", a radius of 215.00', an arc length of 175.00', and a chord bearing and distance of N 72° 27' 07" W - 170.21' to an iron pin (new); thence, leaving said right-of-way along the line of Lot 1 on the above referenced subdivision plat and severing the original Owen Estate tract for the next 2 calls: N 05° 46' 11" W - 60.10' to an iron pin new, N 40° 51' 57" E - 333.72' to an iron pin new in the southerly line of the Presbyterian Apartments, Inc. property (Deed Book 3165 - Page 465); thence, with said Presbyterian Apartments, Inc. property for the next two calls: S 39° 48' 00" E - 76.85' to an iron pin (new); S 87° 56' 15" E - 159.34' to an iron pin (new) at the most northerly corner of the aforementioned Tony E. Brown property; thence, with Brown's northwest line, S 40° 51' 57" W - 395.00' to the Point of Beginning and containing 1.63 acres, more or less.

Being the same property conveyed to Lulu Hampton Owen and Ralph Owen, as tenants in common, by deed from Nashville Trust Company as Trustee under an agreement dated October 17, 1932, of record in Book 1511, page 187, Register's Office for Davidson County, Tennessee, the said Lulu Hampton Owen and Ralph Owen having since died.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government and Belle Meade City taxes.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6879, page 29, said Register's Office.

3. All matters as shown on the Plan of record in Book 7900, page 576, said Register's Office.

4. Easement for the flow of Sugartree Creek.

This is property known as 104 Lynnwood Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

67210
IDENTIF. & REFERENCE

93 SEP 27 PM 3:46
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WITNESS their hand this 27th day of September, 1993.

Melinda Owen Bass, Co-Ex.
Melinda Owen Bass, Co-Executor

Justin P. Wilson, Co-Ex.
Justin P. Wilson, Co-Executor

0037 09/27 0101 03CHECK 9263.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Owen Bass, as Co-Executor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of September, 1993.

Bonnie L. Erickson
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin P. Wilson, as Co-Executor, the bargainor, 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 within instrument for the purposes therein contained.

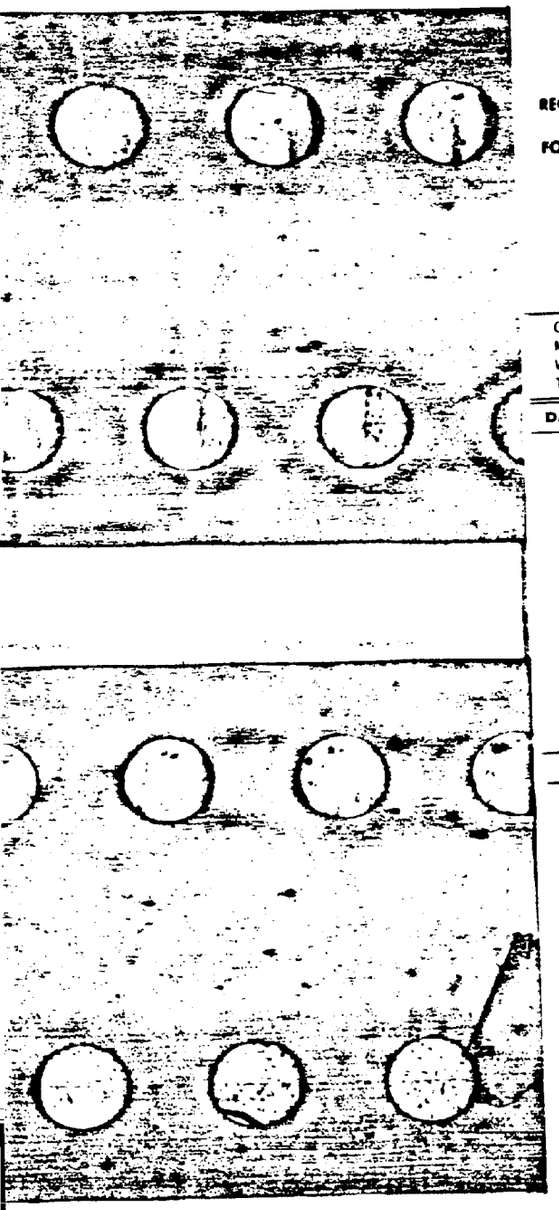
Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of September, 1993.

Bonnie L. Erickson
NOTARY PUBLIC

My Commission Expires: 3/22/97

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



RECEIVED OF _____

FOR _____

BOOK 9093 PAGE 52

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 2500000.00	
			CON TX 9250.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 9263.00	
			CHECK 9263.00	
09/27/93	01		15:48 0001 0037	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67210
IDENTIF. & REFERENCE

93 SEP 27 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702408