This Instrument Prepared By:

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Bk 31

John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Maplecrest, L.P. 224 White Bridge Rd. Nashville, TN 37209	Maplecrest L.P. 224 White Bridge Rd. Nashville, TN 37209	133-06-239 133-06-240

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, NATCO, INC., a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto MAPLECREST, L.P., a Tennessee limited partnership, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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TOGETHER WITH all buildings, structures and improvements located on or attached to said property.

TO HAVE AND TO HOLD the said tract or parcel of land and the buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of property in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B attached hereto and incorporated herein by reference, to which matters this conveyance is expressly made subject. 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, except as to those matters to which this conveyance is made subject.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 30th day of September, 1993.

NATCO, INC.

By: David W. Talley

Its: PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Diane W. Eakin of the state and county aforesaid, personally appeared David W. Talley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of NATCO, INC., a Tennessee corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, this 30th day of September, 1993.

Diane W. Eakin
Notary Public

My Commission Expires:
May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,514,582.46. This is equal to or greater than the property would bring at a fair and voluntary sale.

Pres. Dent

Sworn to and subscribed before me, this 30th day of September, 1993.

Diane W. Eakin
Notary Public
My Commission Expires: May 25, 1996

JNP/g9
Maplecre.WD

EXHIBIT A

Two tracts or parcels of land located in Davidson County, Tennessee, being Reserved Parcel A and Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tracts are more particularly described as follows:

Tract 1: Being Reserved Parcel A on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tract is more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Tibbs Drive, 403.30 feet south of the intersection of the westerly margin of Tibbs Drive and Wheeler Drive, as shown on the Plan of Leonard Heights Subdivision of record in Book 2330, page 15; thence, along the southerly margin of Tibbs Drive, South 88° 05' East 75.08 feet to a concrete monument; thence, leaving said southerly margin of Tibbs Drive in a southerly direction along a curve to the left with a 25-foot radius, 39.35 feet to a concrete monument; thence South 01° 44' West 134.50 feet to a concrete monument; thence North 56° 43' West 58.60 feet to a concrete monument; thence North 01° 44' East 129.04 feet to a concrete monument in the southerly margin of Tibbs Drive, being the point of beginning, containing 0.17 acres, more or less.

Tract 2: Being Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Natchez Court, being the most northerly common corner of Lots No. 1 and 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, thence, along the said southerly margin of Natchez Court, North 63° 27' East 386.40 feet to a concrete monument in the southerly line of Reserved Parcel A; thence South 56° 43' East 284.75 feet to a concrete monument; thence South 01° 46' West 332.70 feet to a concrete monument; thence North 87° 33' West 424.60 feet to the most southerly common corner of Lots 1 and 2 on the Plan of Natchez Corporation Subdivision; thence, with the lines between said Lots 1 and 2, North 26° 37' West 333.20 feet to the point of beginning.

Being the same property conveyed to NATCO, Inc., a Tennessee corporation, by Deed of record in Book 8792, page 687, Register's Office for Davidson County, Tennessee.

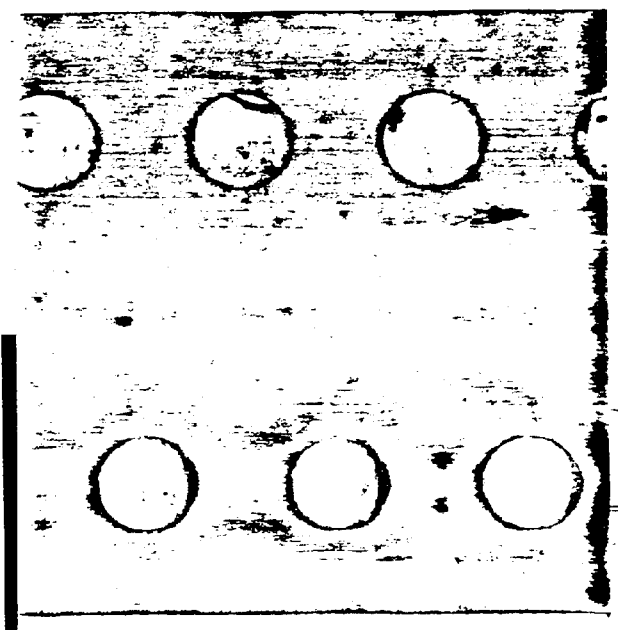
EXHIBIT B

1. Taxes for the years 1991, 1992, 1993 and subsequent years.

2. The Plan of record in Book 3700, Page 121, said Register's Office shows an Owner's Certificate, and as to Lot 2, a 30 foot minimum building setback line from Natchez Court, a public utility easement and drainage easement of variable dimensions along the northerly, easterly and southerly line of said lot, and as to Reserve Parcel A, a 10 foot easement for pedestrian ingress and egress along the westerly line of said lot. An additional note on the plat states that Reserve Parcel A is not an individual building site until approved by the Metropolitan Planning Commission.

3. Deed of Trust, Assignment of Leases, Security Agreement and Fixture Filing executed by NATCO, INC., a Tennessee corporation to E. Berry Holt, III, Trustee, for the benefit of Third National Bank in Nashville of record in Book 8792, Page 692, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the original principal amount of $765,000.00.

4. Deed of Trust executed by NATCO, INC., a Tennessee corporation to John Popham, Trustee, for the benefit of Nolensville Partners of record in Book 8792, Page 716, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the original principal amount of $100,000.00.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

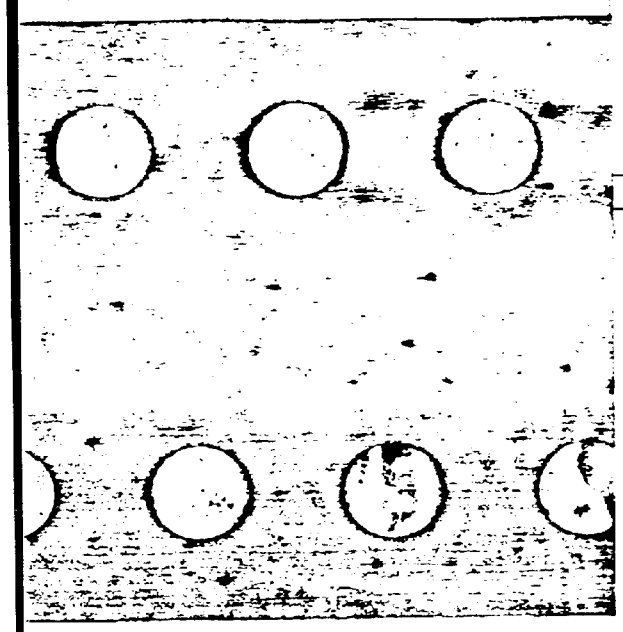
RECEIVED OF _____

FOR _____

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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 1514582.46
CON TX 5604.02
PRFEE 1.00
MTGFEE 16.00
TOTAL 5621.02
CHECK 5621.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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