Prepared by:

Bobo, Hunt & Bobo
1st National Bank Bldg.
Shelbyville, TN 37160

Tax Responsibility:

Joseph V. Russell and Associates
--Owner
2501 Perimeter Place Drive
Nashville, Tennessee 37214

Information contained in this Deed was furnished by Grantor.

Map 118-4, Parcel 357
Map 118-8, Parcel 3.
NC

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ELAN POLO, INC., has this day bargained and sold and does hereby sell, transfer and convey unto JOSEPH V. RUSSELL AND ASSOCIATES, a Tennessee general partnership, its successors and assigns, certain real estate lying and being in the Second (2nd) Civil District of Davidson County, Tennessee, located west of Eugenia Avenue and south of I-440 and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of I-440, said pin being in the westerly boundary of the property of Hazel O'Neal of record in Book 6289, page 783, R.O.D.C.; thence, with said westerly boundary and the westerly boundary of Grandview Heights Subdivision of record in Book 161, page 14, R.O.D.C., the following calls: south 11 deg. 12 min. 19 sec. west, 72.05 feet to an iron pin; south 02 deg. 43 min. 31 sec. west, 149.05 feet to an iron pin; south 04 deg. 19 min. 18 sec. west, 76.92 feet to an iron pin; south 03 deg. 59 min. 39 sec. west, 282.70 feet to an iron pin; south 01 deg. 56 min. 58 sec. west, 131.83 feet to an iron pin in the westerly margin of an alley; thence, with said westerly margin, south 24 deg. 11 min. 16 sec. east, 153.51 feet to an iron pin; thence, severing the property of subject owner, with the northerly margin of a proposed road, the following calls: with a curve to the right 327.05 feet to an iron pin, said curve having a central

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SHELBYVILLE, TN 37160

angle of 27 deg. 58 min. 04 sec. a radius of 670.00 feet and a chord of north 81 deg. 27 min. 03 sec. west, 323.81 feet; north 67 deg. 28 min. 02 sec. west, 106.80 feet to an iron pin; with a curve to the left 201.32 feet to an iron pin, said curve having a central angle of 18 deg. 18 min. 33 sec., a radius of 630.00 feet and a chord of north 76 deg. 37 min. 18 sec. west, 200.46 feet; thence, leaving said northerly margin, north 05 deg. 08 min. 38 sec. east, 738.74 feet to an iron prin in the southerly margin of I-440; thence, with said margin south 84 deg. 51 min. 22 sec. east, 93.35 feet to a right-of-way monument; thence south 33 deg. 20 min. 45 sec. east, 443.02 feet to the point of beginning, containing 435,596 square feet or 10.00 acres, more or less.

Being the same property conveyed to Elan-Polo, Inc, by Special Warranty Deed from Four Forty Associates, dated February 14, 1990, of record in Book 8048, page 353, Register's Office of Davidson County, Tennessee.

Grantor also conveys to Grantee a non-exclusive easement for ingress and egress from and to Melrose Avenue and utilities across the land owned by Grantor adjacent to the southerly boundary of the above described property and the intersection with Melrose Avenue and a fifteen foot alley on the east. Said easement shall automatically terminate upon the recordation of a deed conveying to The Metropolitan Government of Nashville and Davidson County, Tennessee, a public right-of-way within said easement area and adjacent to the southerly boundary of the above described property.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said JOSEPH V. RUSSELL AND ASSOCIATES, a Tennessee general partnership, its successors and assigns, forever.

ELAN-POLO, INC. covenants that it is lawfully seized and possessed of said property; has a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

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SHELBYVILLE, TN 37160

ELAN-POLO, INC. further covenants and binds itself, its successors, representatives and assigns, to forever warrant and defend the title to said property unto the said JOSEPH V. RUSSELL AND ASSOCIATES, a Tennessee general partnership, its successors and assigns, against the lawful claims and demands of all persons, whomsoever.

The conveyance is subject to the restrictive covenants as contained in Book 8048, page 353-357, Register's Office of Davidson County, Tennessee, which are included herein by reference and as fully and completely as though copied herein verbatim.

Witness my signature, this 8th day of December, 1993.

ELAN-POLO, INC.

BY: _____
Joseph V. Russell, President

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STATE OF TENNESSEE,
COUNTY OF ~~BEDFORD~~ DAVIDSON

BOOK 9182 PAGE 281

Personally appeared before the undersigned Notary Public in and for said State and County, the within named, JOSEPH V. RUSSELL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the President of Elan-Polo, Inc., and is authorized by the corporation to execute this instrument on its behalf.

Witness my hand and official seal at office in ~~Shelbyville~~ NASHVILLE, Tennessee, this 8th day of DECEMBER, 1993.

Mary N. Berry
Notary Public

My commission expires: January 22, 1995

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $1,170,591.39 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~2413-12/09 0191~~ 03CHECK 4348.22

Affiant

Subscribed and sworn to before me this the 8th day of DECEMBER 19 93.

Mary N. Berry
Notary Public or Register

My commission expires: January 22, 1995

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22 FIRST NAT'L BANK BLDG.
SHELBYVILLE, TN 37160

(30-WD-EP-JR-JH)

PICK-UP

93 DEC -9 PM 3:19
FELIX A. ...
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

95286

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9182 PAGE 282

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
				1170591.39
				CON TX 4331.22
				PRFEE 1.00
				WDEED 16.00
				TOTAL 4348.22
				CHECK 4348.22
			12/09/93 01	15:19 0001 2413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

952 86
IDENTIF. # REFERENCE

93 DEC -9 PM 3:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.732439