Box 4

BOOK 9246 PAGE 442

STATE OF GEORGIA
COUNTY OF DEKALB

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of February, 1994, by and between **PHILLIPS BUILDERS, INC.**, a Tennessee corporation ("Grantor"), successor by merger to Randall Phillips Builders, Inc., and **HANSON PROPERTIES EAST, INC.**, a Georgia corporation ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid by Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto Grantee the following described tract or parcel of land, situated and being in the County of Davidson, State of Tennessee:

ALL THAT TRACT OR PARCEL OF LAND described in **Exhibit "A"**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all and singular the appurtenances, hereditaments, estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its heirs, or successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid land in fee simple; that it has good right to sell and convey the same to Grantee; and that the same is unencumbered, except as set forth in **Exhibit "B"**, attached hereto and incorporated herein. Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever, subject to those matters set forth in Exhibit "B".

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed by and through its duly authorized officer(s) the day and year first above written.

94 FEB -9 PM 1:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

16653
IDENTIF. ↑ REFERENCE

PHILLIPS BUILDERS, INC., a Tennessee corporation

By: _____
Name: Ian J. McCarthy
Title: Chairman

STATE OF GEORGIA, COUNTY OF DEKALB

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Ian J. McCarthy 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 Chairman (or other officer authorized to execute the instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and Official Seal at office this 2nd day of February, 1994.

My Commission expires:

April 19, 1994

_____
Notary Public

Notary Public, Gwinnett County, Georgia
My Commission Expires, April 19, 1994

AA940280 073
Hunt

(FOR RECORDING DATA ONLY)

Mail tax bills to:
(Person or Agency responsible for payment of taxes)
Hanson Properties East, Inc.
945 East Paces Ferry Road
Resurgens Plaza #2200
Atlanta, Georgia 30326

This instrument prepared by:
Leon Adams, Jr, Esq.
Alston & Bird
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

Transfer tax	$1,912.90	($.37 per $100 value conveyed)
Register's fee	$ 1.00	
Recording fee	$ 16.00	($4.00 per page)
Total fees	$1,929.90	

Tax Parcel I.D. Nos. 58-16
58-190
58-207

Return to:

Leon Adams, Jr, Esq.
Alston & Bird
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $517,011.00.

HANSON PROPERTIES EAST, INC.

By: Steven D. Armsey
Name: Steven D. Armsey
Title: President

STATE OF GEORGIA

COUNTY OF FULTON

Subscribed and sworn to before me
this 1st day of February, 1994.

Karen M. Risacher
Notary Public
My Commission Expires:

KAREN M. RISACHER NOTARY PUBLIC FULTON CO. GA
Notary Public, Fulton County, Georgia
My Commission Expires Jan. 24, 1995

AA940280.073
Hunt

EXHIBIT A

Legal Description

TRACT ONE

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY CRAWFORD LAND SURVEYING, FILE 94011, DATED FEB. 1, 1994, AS FOLLOWS:
BEGINNING AT A T.D.O.T. MONUMENT AT THE INTERSECTION OF THE WEST R.O.W. OF BRILEY PARKWAY, (S.R. 155), AND THE NORTH R.O.W. OF CATO ROAD AND PROCEEDING AS FOLLOWS;
THENCE, WITH THE NORTH R.O.W. OF CATO ROAD FOR THE FOLLOWING EIGHT CALLS, N83°35'24"W, 26.57' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 4,420.69', AN ARC LENGTH OF 201.22,, AND A CHORD BEARING AND DISTANCE, N84°39'06"W, 201.20' TO AN IRON PIN;
THENCE, S03°58'57"W, 5.00' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE LEFT AND A RADIUS OF 4215.69', AN ARC LENGTH OF 119.57', AND A CHORD BEARING AND DISTANCE,N86°49'48"W, 119.57' TO AN IRON PIN;
THENCE, N89°52'12"W, 556.12' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 1412.40', AN ARC LENGTH OF 297.12', AND A CHORD BEARING AND DISTANCE, N83°50'41"W, 296.57' TO AN IRON PIN;
THENCE, N77°49'05"W, 317.51' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 266.48', AN ARC LENGTH OF 375.77', AND A CHORD BEARING AND DISTANCE, N37°25'14"W, 345.40' TO AN IRON PIN;
THENCE, N02°58'36"E, 228.95' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 736.20', AN ARC LENGTH OF 96.70', AND A CHORD BEARING AND DISTANCE OF N00°47'10"W, 96.63' TO AN IRON PIN, SAID PIN BE THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO REBECCA NELL FRICKE, BY DEED OF RECORD IN DEED BOOK 6737, PAGE 474, R.O.D.C.;
THENCE, LEAVING SAID R.O.W. OF CATO ROAD AND WITH SAID FRICKE, FOR THE FOLLOWING 5 CALLS, N06°03'44"E, 261.02' TO AN IRON PIN;
THENCE, N04°59'59"E, 185.19' TO AN IRON PIN;
THENCE, N05°18'46"E,393.95' TO AN IRON PIN;
THENCE, N06°24'59"E, 161.36' TO AN IRON PIN;
THENCE N07°47'03"E, 344.80' TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO LEONARD S. VAUGHN, ET. UX., BY DEED OF RECORD IN DEED BOOK 2796, PAGE 173, R.O.D.C.;
THENCE, LEAVING SAID FRICKE AND WITH SAID VAUGHN FOR THE FOLLOWING 6 CALLS, S84°42'17"E, 348.96' TO AN IRON PIN;
THENCE, S82°55'41"E, 382.31' TO AN IRON PIN;
THENCE, S81°,32'44"E, 243.08' TO AN IRON PIN;
THENCE, S82°47'40"E, 483.37' TO AN IRON PIN;
THENCE, S83°20'23"E, 644.50' TO AN IRON PIN;
THENCE, S82°02'10"E, 585.82' TO AN IRON PIN, SAID PIN BEING IN THE WEST R.O.W. OF BRILEY PARKWAY (S.R. 155);
THENCE LEAVING SAID VAUGHN AND WITH THE WEST R.O.W. OF BRILEY PARKWAY (S.R. 155) FOR THE FOLLOWING CALLS, S17°27'22"W, 80.51' TO AN IRON PIN;
THENCE, S63°14'03"W, 355.82' TO A T.D.O.T. MONUMENT;
THENCE, S42°04'38"W, 272.22' TO A T.D.O.T. MONUMENT;
THENCE, S35°35'38"W, 429.32' TO A T.D.O.T. MONUMENT;
THENCE, S25°39'44"W, 481.57' TO A T.D.O.T. MONUMENT;
THENCE, S13°25'25"W, 521.70' TO THE BEGINNING AND CONTAINING 3,933,874 SQUARE FEET OR 90.31 ACRES.

TRACT TWO

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY CRAWFORD LAND SURVEYING, FILE 94011, DATED FEB. 1, 1994, AS FOLLOWS:
BEGINNING AT A T.D.O.T. MONUMENT AT THE INTERSECTION OF THE EAST R.O.W. OF BRILEY PARKWAY (S.R. 155) AND THE NORTH R.O.W. OF CATO ROAD, AND PROCEEDING AS FOLLOWS;
THENCE, LEAVING SAID R.O.W. OF CATO ROAD AND WITH SAID R.O.W. OF BRILEY PARKWAY (S.R. 155) FOR THE FOLLOWING 6 CALLS, N08°48'30"E, 518.06' TO A T.D.O.T. MONUMENT;
THENCE, N23°47'47"E, 188.96' TO A T.D.O.T. MONUMENT;
THENCE, N33°57'37"E, 329.77' TO A T.D.O.T. MONUMENT;
TNENCE, N42°05'06"E, 373.14' TO A T.D.O.T. MONUMENT;
THENCE, N48°32'09"E, 282.35' TO A T.D.O.T. MONUMENT;
THENCE, N66°30'46"E, 392.27' TO A T.D.O.T. MONUMENT, SAID MONUMENT BEING IN THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED TO ROBERTA G. FITTS, BY DEED OF RECORD IN DEED BOOK 8681, PAGE 581, R.O.D.C.;
THENCE, LEAVING SAID R.O.W. OF BRILEY PARKWAY (S.R. 155) AND WITH SAID FITTS, S84°32'07"E, 463.46' TO AN IRON PIN IN THE WEST R.O.W. OF EATONS CREEK ROAD;
THENCE, LEAVING SAID FITTS AND WITH SAID R.O.W. OF EATONS CREEK ROAD FOR THE FOLLOWING 2 CALLS, S10°31'49"E, 610.20' TO AN IRON PIN;
THENCE, WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1298.24', AN ARC LENGTH OF 30.11', AND A CHORD BEARING AND DISTANCE, S11°11'40"E, 30.11' TO AN IRON PIN IN THE CENTERLINE OF EATONS CREEK AND BEING THE NORTHERNMOST CORNER OF THE PROPERTY CONVEYED TO JO ANN B. SWETT, BY DEED OF RECORD IN DEED BOOK 4905, PAGE 829, R.O.D.C.;
THENCE, WITH THE WEST BOUNDARY OF SAID SWETT AND WITH THE CENTERLINE OF EATONS CREEK FOR THE FOLLOWING 12 CALLS, S20°34'45"W, 19.63' TO AN IRON PIN;
THENCE, S00°43'14"W, 51.20' TO AN IRON PIN;
THENCE, S13°02'34"E, 150.12' TO AN IRON PIN;
THENCE, S11°57'36"E, 108.52' TO AN IRON PIN;
THENCE, S06°26'14"W, 100.84' TO AN IRON PIN;
THENCE, S26°48'14"W, 101.12' TO AN IRON PIN;
THENCE, S33°27'58"W, 101.61' TO AN IRON PIN;
THENCE, S30°24'31"W, 91.21' TO AN IRON PIN;
THENCE, S29°25'59"W, 100.02' TO AN IRON PIN;
THENCE, S20°43'40"W, 101.61' TO AN IRON PIN;
THENCE, S18°29'36"W, 100.24' TO AN IRON PIN;
THENCE, S17°37'24"W, 157.60' TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO LOYD F. POTTS, ET. UX., BY DEED OF RECORD IN DEED BOOK 6370' PAGE 895, R.O.D.C.;
THENCE, WITH THE NORTH BOUNDARY OF SAID POTTS AND WITH THE NORTH BOUNDARY OF THE PROPERTY CONVEYED TO RUBEN RIDDLE, ET. UX. BY DEED OF RECORD IN DEED BOOK 3250, PAGE 063, R.O.D.C., N83°38'16"W, 884.15' TO AN IRON PIN;
THENCE, N76°05'01"W, 196.51' TO AN IRON PIN IN THE NORTH R.O.W. OF CATO ROAD;
THENCE, LEAVING SAID RIDDLE AND WITH THE NORTH R.O.W. OF CATO ROAD FOR THE FOLLOWING CALLS, N82°57'28"W, 165.66' TO AN IRON PIN;
THENCE, N07°02'15"E, 5.00' TO AN IRON PIN;
THENCE, N82°56'51"W, 233.00' TO THE BEGINNING AND CONTAINING 2,298,177 SQUARE FEET OR 52.76 ACRES.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by Deed from Randall Phillips, Trustee, of record in Book 7195, page 104, Register's Office for said County, the said Randall Phillips Builders, Inc. having since merged into Phillips Builders, Inc., as evidenced by Articles of Merger of record in Book 7298, page 203, Register's Office for said County.

EXHIBIT B

Title Exceptions

1. Metro taxes for 1994, books not ready.

2. Easement for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson Country, Tennessee.

4. Easement for the flow of Eatons Creek and branch.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

6. Condemnation action filed by the State of Tennessee against Phillips Builders, Inc., seeking to condemn 12.20 acres in fee simple together with temporary construction easements for slopes and working areas.

4337 02/09 0101 03CHECK 1933.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9246 PAGE 447

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	
				517011.00
			CON TX	1912.90
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1933.90
			CHECK	1933.90
02/09/94	01	13:06	0001	4337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16653
IDENTIF. ↑ REFERENCE

94 FEB -9 PM 1:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 755086