PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35104)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 1257500.00

Affiant

Sworn and subscribed before me this 22nd day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
P. E. Investments 9430-34 South Harpeth Road Nashville, Tennessee 37221	SAME	167-00-0-002 & 167-00-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bill Davis and spouse, Rose Davis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **P/E Partners,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

42405
IDENTIF. A REFERENCE
91 APR 25 AM 10: 13
REGISTER
DAVIDSON COUNTY, TN.

7671 04/25 0101 03CHECK 4673.75

This is improved property, known as: 9430-34 South Harpeth Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 1994.

Bill Davis **Rose Davis**

State of Tennessee
County of Davidson

On this 22nd day of April, 1994, before me the undersigned authority, personally appeared **Bill Davis** and **Rose Davis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

PROPERTY DESCRIPTION

A Tract of Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee. Being Parcels No. 1 and 2 on Tax Map 167, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument, in the southwesterly right-of-way line of South Harpeth Road, said monument also being the common front corner of herein described tract and Arthur S. Pinkerton ET UX property as recorded in Deed Book 8533, Page 956 R.O.D.C., Tennessee; thence

1. With the common line of herein described tract and Pinkerton Property South 39°18'49" West, 961.82' passing the corner of C.D. King Property as recorded in Deed Book 3221, Page 163 R.O.D.C., Tennessee to a point in South Harpeth River, said point being a common corner of J.W. Gammons ET UX as recorded in Deed Book 2249, Page 440 R.O.D.C., Tennessee; thence

2. Thence with the common line of herein described tract and Gammons Property the following calls: North 71°27'26" West, 1048.65' to a corner post; thence

3. South 18°43'45" West, 817.69' to a corner post; thence

4. South 76°47'43" East, 323.84' to a corner post; thence

5. North 58°35'42" East, 108.19' to a corner post; thence

6. South 55°00'25" East, 50.86' to a corner post; thence

7. South 15°26'41" West, 941.62' to a dead locust at fence corner; thence

8. South 58°42'44" West, 264.78' to a stump in fence; thence

9. South 53°16'10" West, 267.76' to a 10" cedar in fence; thence

10. South 51°29'41" West, 200.57' to a 18" walnut in fence; thence

11. South 42°11'40" West, 76.20' to a 12" hackberry in fence; thence

12. South 36°42'15" West, 104.01' to an iron pin; thence

13. South 17°27'15" West, 262.70' to a 12" cedar in fence; thence

14. South 10°42'43" West, 109.88' to a 10" cedar stump; thence

15. North 89°26'00" East, 54.50' to a 24" oak at fence corner; thence

16. South 11°16'46" West, 44.52' to a 10" cedar in fence; thence

17. South 10°26'28" East, 71.44' to a 18" oak in fence; thence

18. South 04°18'12" West, 195.60' to a 24" walnut in fence; thence

19. South 12°58'56" West, 439.92' to a 14" hickory at fence corner; thence

20. South 58°37'40" East, 111.09' to a 14" oak in fence; thence

21. South 50°13'26" East, 122.86' to a 10" oak in fence; thence

22. South 66°04'36" East, 306.41' to a 30" beech in fence; thence

23. South 84°51'36" East, 488.87' to a fence corner, being a common corner of herein described tract and property of Clearwater Beach Resort, Inc. & King, N.A. as recorded in Deed Book 9118, Page 435 R.O.D.C., Tennessee; thence

24. With the common line of herein described tract Clearwater property the following calls: South 09°51'27" East 68.41' to a 18" oak in fence; thence

25. South 03°33'19" West, 93.36' to a 30" hickory in fence; thence

26. South 11°45'05" West, 98.21' to a 15" oak in fence; thence

27. South 04°49'44" West, 81.91' to a fence post; thence

28. South 26°21'17" West, 114.79' to a fence corner; thence

29. South 47°57'07" East, 70.79' to a fence corner; thence

30. South 23°49'37" West, 96.74' to a 8" tree in fence; thence

31. South 34°27'27" West, 162.97' to an iron pin; thence

32. South 50°45'26" West, 68.52 to a 18" oak in fence; thence

33. South 60°10'22" West, 76.89 to a 24" oak in fence; thence

34. North 89°33'30" West, 68.07' to a 20" oak in fence; thence

35. South 82°43'55" West, 87.32' to a 30" oak in fence; thence

36. South 52°41'48" West, 280.15' to a 20" stump in fence; thence

37. South 27°25'32" West, 187.12' to an iron pin, being a common corner of herein described tract and property of Larry Thomas Allison as recorded in Deed Book 6333, Page 869 R.O.D.C., Tennessee; thence

38. With the common line of herein described tract and Allison Property North 87°03'33" West, 1289.00' to an iron pin, being a common corner of herein described tract and property of Dr. Oscar W. Carter as recorded in Deed Book 98, Page 535, R.O.W.C. Tennessee; thence

39. With the common line of herein described tract and Carter Property North 44°02'46" West, 2355.20' to a 30" oak stump; thence

40. Continuing with the common line of herein described tract and Carter Property North 13°06'14" East, 1725.00' to a 24" oak; thence

41. Continuing with the common line of herein described tract and Carter Property North 34°35'58" East, 779.89 to an iron pin; thence

42. Continuing with the common line of herein described tract and Carter Property North 88°10'05" West, 807.89' to an iron pin, being a common corner of herein described tract and property of Joyce Pinkerton as recorded in Deed Book 6506, Page 297, R.O.D.C., Tennessee; thence

43. With the common line of herein described tract and Joyce Pinkerton Property the following calls: North 40°13'44" East, 510.76' to an iron pin; thence

44. North 74°58'42" East, 1200.76', to an iron pin; thence

45. North 43°34'52" East, 458.25' to an iron pin; thence

46. North 27°17'54" East 432.34' to an iron pin, common corner of herein described tract and property of Howard and Catherine Pinkerton as recorded in Deed Book 6512, Page 254 R.O.D.C., Tennessee; thence

47. With the common line of herein described tract and Howard Pinkerton Property the following calls: South 53°06'36" East 385.21' to Corner Post; thence

48. North 55°05'53" East 438.73 to a corner post; thence

49. North 17°24'10" East 330.00' to a point; thence

50. North 10°40'18" East 495.00' crossing the South Harpeth River to a concrete monument being a common corner of herein described tract and property of Grady L. McPherson as recorded in Deed Book 1357, Page 627 R.O.D.C., Tennessee; thence

51. With the common line of herein described tract and McPherson Property South 73°05'49" East, 366.05' to a point in the southwesterly right-of-way line of South Harpeth Road; thence

52. With the southwesterly right-of-way line of South Harpeth River the following calls: South 48°06'08" East 55.77' to a point; thence

53. With a curve to the left with a radius of 383.14', a delta of 30°15'00", a chord bearing and distance of South 63°13'38" East, 199.94', an arc length of 202.28' to an iron pin; thence

54. South 78°21'08" East, 322.35' to an iron pin; thence

55. With a curve to the right, with a radius of 4215.00', a delta of 00°23'03", a chord bearing and distance of South 78°09'37" East, 28.26', an arc length of 28.26' to a concrete monument, common corner of herein described tract and Grady L. McPherson Property; thence

56. With the common line of herein described tract and McPherson Property South 18°32'34" West, 56.67' to a point in South Harpeth River; thence

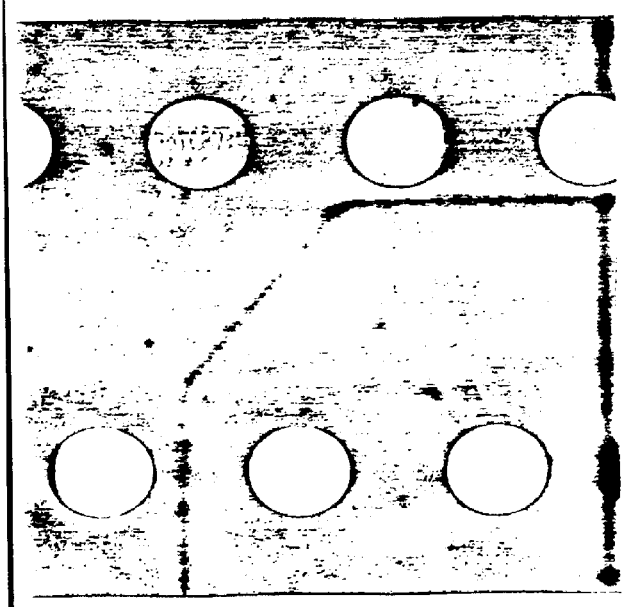
57. Continuing with the common line of herein described tract and McPherson Property South 71°16'19" East, 1030.51` to a concrete monument in the southeasterly right-of-way line of South Harpeth Road; thence

58. With the southwesterly right-of-way line of South Harpeth Road the following calls South 54°23'00" East, 204.29' to an iron pin; thence

59. With a curve to the right, with a radius of 1225.00', a delta of 11°15'40", a chord bearing and distance of South 48°45'10" East 240.38', an arc length of 240.77' to an iron pin; thence

60. South 43°07'20" East 187.97' to the point of beginning and containing 16,571,426 square feet of 380.428 acres more or less.

Being the same property conveyed to Bill Davis ET UX by Deeds recorded in Book 3407 Page 306, Book 3406 Page 319, and Book 3161 Page 25 Register's Office for Davidson County, Tennessee, and shown on Boundary Survey for "Cotswold Developments, Inc." By Alley, Young & Baumgartner, Inc., Updated date 4/21/94.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

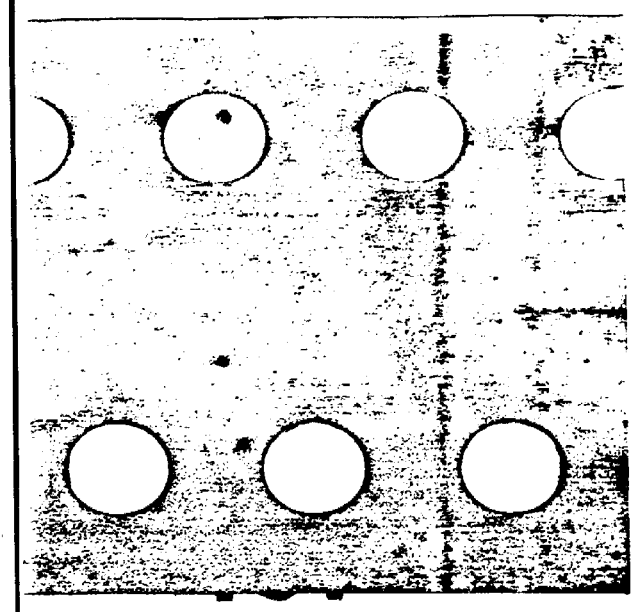
RECEIVED OF _____

FOR _____

BOOK 9321 PAGE 511

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 1257500.00
CON TX 4652.75
PRFEE BANK 1.00
WDEED 20.00
TOTAL 4673.75
CHECK 4673.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/25/94 01 10:15 0001 7671

42405
IDENTIF. & REFERENCE

94 APR 25 AM 10:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 782814