THIS INSTRUMENT PREPARED BY:
Perry A. March
LEVINE, MATTSON, ORR & GERACIOTI
210 Third Avenue North
Nashville, TN 37201

WARRANTY DEED

FROM: **Edward S. Kelly, Jr., his wife C. K. Kelly, William B. Kelly, his wife Mary H. Kelly, Alice Anne Kelly McCurdy, Carole Kelly, and Edward S. Kelly, Jr., as Trustee for Alice Anne Kelly McCurdy.**

TO: **Four Squared Corp.**

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
5844 Beauregard Nashville, TN 37215	Four Squared Corp. 5844 Beauregard Nashville, TN 37215	M-158, P. 28 M-158, P. 32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is One Million Six Hundred Twenty-Five and No/100 Dollars ($1,625,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of April, 1994.

Notary Public

My Commission Expires: May 23, 1994

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward S. Kelly, Jr., his wife C. K. Kelly, William B. Kelly, his wife Mary H. Kelly, Alice Anne Kelly McCurdy, Carole Kelly, and Edward S. Kelly, Jr., as Trustee for Alice Anne Kelly McCurdy** ("Grantors") have bargained and sold, and by these presents transfer and convey unto **FOUR SQUARED CORP.** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land located in the 2nd Civil District of Davidson County, Tennessee, in the City of Forest Hills and being parcels 28 and 32 on Metro Tax Map 158 and recorded in Book 3501, page 315, and Book 6343, page 301, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at an old p.k. nail in the east margin of Hillsboro Pike, said p.k. nail being north 31° 25′ east, a distance of 563.7′ from the northeast corner of Hillsboro Pike and Old Hickory Boulevard and proceeding as follows:

With the east margin of Hillsboro Pike North 31° 25′ east a distance of 513.40′, passing through a new iron pin at a distance of 165.0′ to a new iron pin at the southwest corner of the Britt Property; thence with Britt's south line South 58° 35′ 56" east a distance of 199.8′ to a new iron pin; thence with Britt's south line South 63° 56′ 41" east a distance of 466.8′ to an old 1/2" bolt; thence with Britt's south line South 84° 30′ 41" east a distance of 215.67′ to a new iron pin at the southeast corner of the Britt property; thence with the east line of the Britt, Ritter & Smith properties North 31° 23′ 52" east a distance of 561.75′, passing through an old iron pipe at a distance of 62.2′ to an old iron pipe at the northeast corner of the Smith Property; thence with the north line of Smith North 58° 30′ 10" west a distance of 866.94′ to a new iron pin on the east margin of Hillsboro Pike and being the northwest corner of the Smith Property; thence with the east margin of Hillsboro Pike around a curve to the left, having a radius of 11,499.15′ a distance of 141.87′, a chord bearing of North 28° 50′ 32" east to a new iron pin; thence with the east margin of Hillsboro Pike North 28° 30′ east a distance of 1122.11′ to an old iron pipe at the southwest corner of the Thomas Property; thence with Thomas' south line South 85° 30′ 40" east a distance of 499.07′ to an old iron pin at Thomas' southeast corner and Milam's southwest corner; thence with Milam's south line South 85° 33′ 28" east a distance of 328.69′ to an old iron pin at Milam's southeast corner and Campbell's southwest corner; thence with the south line of the Campbell and Knestrick Property South 85° 31′ 04" east a distance of 547.35′ to an old 1/2" X 1" flat metal rod; thence north 85° 45′ 36" east a distance of 132.04′ to a new iron pin at the southeast corner of the Knestrick Property, the northeast corner of the hereindescribed tract and the west line of Forrest Trails Subdivision, Section 2 of Record in Book 4675, page 45, Register's office for said County; thence with the west line of Forrest Trails Subdivision, with an old fence line South 5° 14′ 21" west a distance of 885.8′ to a wood post at the northwest corner of Forrest Trails Subdivision of Record in Book 3700, pages 24 and 25, Register's Office for Davidson County, TN; thence with the west line of Forrest Trails Subdivision with an old fence line South 4° 35′ 46" west a distance of 330.77′ to a wood post; thence with the west line of Forrest Trails Subdivision with an old fence line South 5° 26′ 22" west a distance of 867.83′ to an old concrete monument at the southeast corner of the hereindescribed tract; thence with the common lines of Forrest Trails Subdivision and the hereindescribed tract North 88° 11′ west a distance of 690.89′ to an old concrete monument; thence North 86° 01′ 36" west a distance of 479.26′ to an old iron pin, thence North 85° 41′ 36" west a distance of 389.6′ to a new iron pin; thence South 4° 28′ 24" west a distance of 372.1′ to a new iron pin; thence South 5° 10′ 40" west a distance of 151.51′ to an old iron pin in concrete; thence North 79° 03′ 27" west a distance of 290.89′ to a new iron pin; thence North 87° 17′ 43" west a distance of 215.83 to an old iron pin in concrete; thence North 73° 20′ west a distance of 200.0′ to an old iron pin in concrete; thence North 40° 00′ west a distance of 200.0′ to a new iron pin; thence North 33° 25′ west a distance of 219.80′ passing through a new iron pin at a distance of 139.8′ to the point of beginning containing 91.333 acres, more or less, as per survey by Turner Engineering Company, dated March 11, 1994, being Job No. 23-79, W.O. #6820.

Included in the above description, but expressly excluded from this conveyance is a tract of land being Parcel 32 on Tax Map 158 and being more particularly described as follows:

Beginning at an old p.k. nail in the east margin of Hillsboro Pike, said p.k. being North 31° 25′ east a distance of 563.7′ from the northeast corner of Hillsboro Pike and Old Hickory Boulevard; thence, with the east margin of Hillsboro Pike North 31° 25′ east a distance of 165′ to a new iron pin; thence, South 59° 19′ east a distance of 75′ to a new iron pin; thence, South 32° 09′ 29" west a distance of 200.0′ to a new iron pin; thence, North 33° 25′ west a distance of 80.0′ to the point of beginning containing 0.301 acres, more or less

as per survey by Turner Engineering Company, dated March 11, 1994, being Job No. 23-79, W.O. #6820.

Being the same property conveyed to Edward S. Kelly, Jr., William B. Kelly, Alice Anne Kelly McCurdy, Carole Kelly, and Edward S. Kelly, Jr., Trustee for Alice Anne Kelly McCurdy by deed from Edward Kelly of record in Book 4983, page 341, Book 4991, page 631, Book 5110, page 47 and Book 5287, page 24, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of April, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward S. Kelly, Jr.

William B. Kelly

Alice Anne Kelly McCurdy
by Edward S. Kelly, Jr.
Attorney-in-fact

Carole Kelly

C. K. Kelly

Mary H. Kelly

Edward S. Kelly, Jr.,
Trustee for Alice Anne Kelly McCurdy
Trustee for Alice Anne Kelly McCurdy

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Edward S. Kelly, Jr. and wife C. K.Kelly**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 19 94.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

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STATE OF Tennessee)
)
COUNTY OF Davidson)

B773 04/27 0101 03CHECK 6033.50

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **William B. Kelly and wife Mary H. Kelly**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 19 94.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

43409
IDENTIF. & REFERENCE.

94 APR 27 PM 3:08
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Carole Kelly**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 19 94.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

****

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Alice Anne Kelly McCurdy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 19 94.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

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STATE OF Tennessee)
COUNTY OF Davidson)

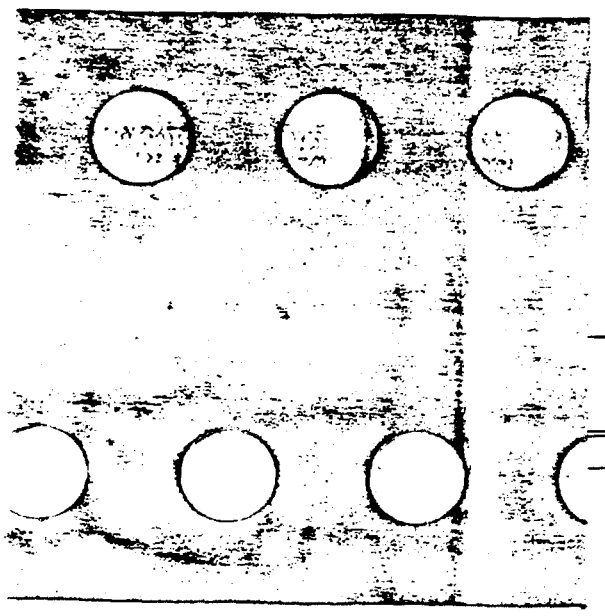
Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **EDWARD S. KELLY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Trustee for Alice Anne Kelly McCurdy**, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 1994.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

n/four-1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

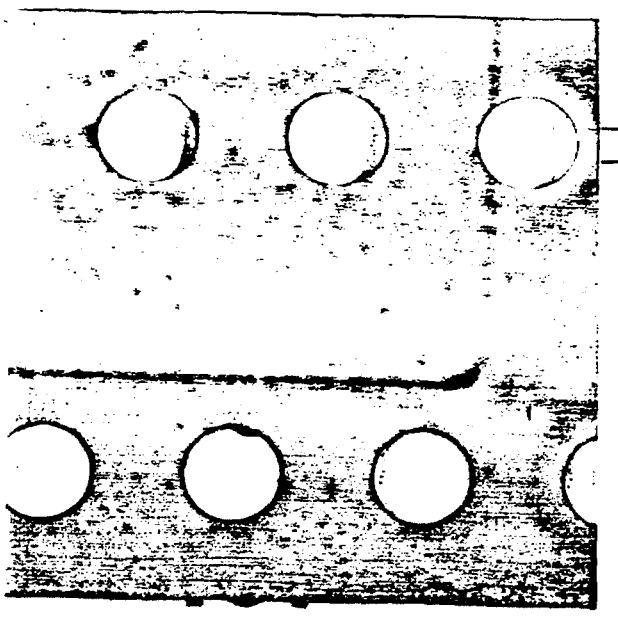
BOOK 9324 PAGE 772

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
1625000.00
CON TX 6012.50
PRFEE 1.00
WDEED 20.00
TOTAL 6033.50
CHECK 6033.50
04/27/94 01 15:09 0001 8773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43409
IDENTIF. ↑ REFERENCE

94 APR 27 PM 3:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783897