BOOK 9471 PAGE 298

#304854

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ransom Village, Inc. c/o Prime Properties 4301 Hillsboro Pike Suite 225 Nashville, TN 37215	Same	135-387

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 (including the assumption of the indebtedness secured by the deed of trust described on Exhibit B), the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto RANSOM VILLAGE, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A.

Said property is conveyed subject to the matters listed on Exhibit B.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 13 day of September 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

BY: [signature]
ITS: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry C. McCall, 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 president of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, this 13th day of September, 1994.

Notary Public

My Commission Expires:
3-12-97

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $540,000.00.

Affiant

Sworn to and subscribed before me this 13th day of September, 1994.

Notary Public

My Commission Expires:
3-12-97

EXHIBIT A

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, TN 37211
Plat dated 5-31-94
Mark Lowrance
License No. 1660

Legal Description
Ransom Village Residential P.U.D.

Being a 19.465 more or less acre tract of land lying in the 28th Civil District of Davidson County, Tennessee, and being a portion of the Ransom Place Homes, Inc. Property of record in Book 8519, Page 915, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly margin of Una-Antioch Pike, said point being the most southeasterly corner of Pinnacle Point Shopping Center, the plan for which is of record in Book 6250, Page 733, Register's Office Davidson County, Tennessee: thence with said margin of Una-Antioch Pike, South 10 degrees 01 minutes 51 seconds West a distance of 137.02 feet to a point; thence continuing, and with a curve to the right having a radius of 1238.08 feet, a central angle of 26 degrees 22 minutes 57 seconds, a chord bearing and distance of South 23 degrees 13 minutes 20 seconds West, 565.07 feet, an arc distance of 570.09 feet to a point; thence continuing South 36 degrees 24 minutes 48 seconds West a distance of 460.53 feet to a point; thence with an offset in said right-of-way, North 53 degrees 32 minutes 16 seconds West a distance of 10.00 feet to a point; thence with a return curve to the right having a radius of 25.00 feet, a central angle of 89 degrees 09 minutes 14 seconds, a chord bearing and distance of South 81 degrees 02 minutes 21 seconds West, 35.09 feet, an arc distance of 38.90 feet to a point on the northerly right-of-way of Piccadilly Row: thence with said right-of-way of Piccadilly Row, North 54 degrees 23 minutes 02 seconds West a distance of 21.99 feet to a point; thence continuing, and with a curve to the right having a radius of 812.78 feet, a central angle of 14 degrees 23 minutes 16 seconds, a chord bearing and distance of North 47 degrees 11 minutes 24 seconds West, 203.56 feet, an arc distance of 204.10 feet to a point; thence leaving said right-of-way of Piccadilly Row and with the common line of the herein described tract and an open space tract shown on the plan of Pinnacle Point, Phase 3, as of record in Book 6900, Page 391, Register's Office Davidson County, Tennessee, the following calls:

North 31 degrees 10 minutes 57 seconds West a distance of 304.28 feet to a point; thence North 01 degrees 13 minutes 21 seconds East a distance of 259.94 feet to a point; thence North 15 degrees 29 minutes 30 seconds East a distance of 341.84 feet to a point; thence North 10 degrees 55 minutes 18 seconds West a distance of 141.07 feet to a point; thence North 11 degrees 29 minutes 24 seconds East a distance of 169.93 feet to a point; thence North 01 degrees 52 minutes 28 seconds West a distance of 238.37 feet to a point; thence severing the afore-mentioned Ransom Place Homes, Inc. Property, North 70 degrees 16 minutes 10 seconds East a distance of 335.76 feet to a point; thence with the common line of the herein-described tract and the afore-mentioned Pinnacle Point Shopping Center, South 15 degrees 04 minutes 26 seconds East a distance of 596.98 feet to a point; thence South 79 degrees 58 minutes 09 seconds East a distance of 325.00 feet to the point of beginning. The above-described tract contains 20.186 acres, more or less. Included in the above description, but expressly excluded herefrom is a 0.721 more or less acre tract conveyed to CRC Equities, Inc. as evidenced by deed of record in Book 6865, Page 17,

RECORDERS MEMO
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Register's Office Davidson County, Tennessee, said excluded tract being more particularly described as follows:

Starting at a point on the westerly right-of-way of Una-Antioch Pike, said point being the most southeasterly corner of Pinnacle Point Shopping Center, the plan for which is of record in Book 6250, Page 733, Register's Office Davidson County, Tennessee; thence with said right-of-way of Una-Antioch Pike, South 10 degrees 01 minutes 51 seconds West a distance of 137.02 feet to a point; thence leaving said right-of-way North 79 degrees 58 minutes 09 seconds West a distance of 10.00 feet to the point of beginning; thence with a curve to the right having a radius of 1228.08 feet, a central angle of 07 degrees 36 minutes 17 seconds, a chord bearing and distance of South 13 degrees 49 minutes 59 seconds West, 162.88 feet, an arc distance of 163.00 feet to a point; thence North 79 degrees 57 minutes 09 seconds West a distance of 110.00 feet to a point; thence North 08 degrees 54 minutes 01 seconds West a distance of 204.24 feet to a point; thence North 84 degrees 14 minutes 44 seconds East a distance of 52.10 feet to a point; thence South 80 degrees 01 minutes 34 seconds East a distance of 124.93 feet to a point; thence South 40 degrees 09 minutes 34 seconds East a distance of 15.62 feet to a point; thence South 10 degrees 01 minutes 51 seconds West a distance of 35.00 feet to the point of beginning, containing 0.721 acres, more or less.

Being part of the property conveyed by deed of record in Book 8519, page 915, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

92894
IDENTIF. & REFERENCE

94 SEP 21 PM 1:12
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

1. Taxes for 1994 and thereafter.

2. Highway, roadway, and utility easements.

3. Such state of facts as an accurate survey would disclose.

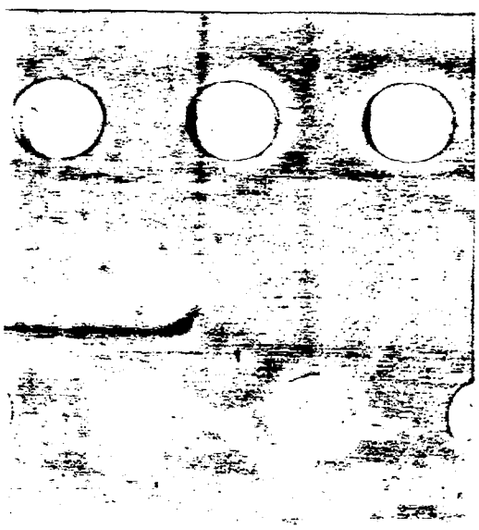
4. Applicable building and zoning laws.

5. Deed of Trust of record in Book 7449, Page 979, as amended by instrument of record in Book 8519, Page 923, Register's Office of Davidson County, Tennessee.

6. Restrictive Covenants, plats, and other matters of record in the Register's Office of Davidson County, Tennessee.

0601 09/21 0101 03CHECK 2019.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 303

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	
				540000.00
			CON TX	1998.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	2019.00
			CHECK	2019.00
09/21/94	01		13:10 0001	0601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92894
IDENTIF. # REFERENCE

94 SEP 21 PM 1:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 836904