Box 38

95638

IDENTIF. & REFERENCE

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9479 PG 756
94 SEP 30 AM 11:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s):
Freeman Florida Venture, Ltd., d/b/a Freeman Florida Venture, L.P.
c/o Freeman Webb Investments
545 Mainstream Dr., Suite 101
Nashville, TN 37228

Send Tax Bills to
New Owner

Tax Information:
Map: 51
Parcel: 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BROOKWOOD ASSOCIATES, LIMITED, a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FREEMAN FLORIDA VENTURE, LTD, d/b/a FREEMAN FLORIDA VENTURE, L.P., a Florida limited partnership, (the "Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 714 Due West Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successor and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized partner on this 29th day of September, 1994.

BROOKWOOD ASSOCIATES, LIMITED
a Tennessee limited partnership

By: Robert E. Baker
Robert E. Baker, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. BAKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the General Partner of Brookwood Associates, Limited, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 1994.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: March 23, 1996

3:GEM0929941.VJ

BOOK 9479 PG 758

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,275,000.00.

Affiant

Subscribed and sworn to before me,
this 29th day of September, 1994.

Notary Public

My Commission Expires: March 23, 1996

3:GEM0929941.VJ

Being a parcel of land in the Second Civil District, Third Councilmanic District, Nashville, Davidson County, Tennessee, being more particularly described according to a survey prepared by Barge, Waggoner, Sumner & Cannon, September 27, 1994, as follows:

Beginning at a point in the easterly margin of Due West Avenue, said point being the northwesterly 1,055 feet, more or less from the centerline of old Due West Avenue, as extended; thence, leaving said margin with the southerly line of property conveyed to Bible Missionary Baptist Church Trustees by deed of record in Book 3179, page 328, Register's Office for Davidson County, Tennessee, North 71 deg. 42 min. 42 sec. East, 490.54 feet to a point; thence, with the northerly line of said Church property, North 26 deg. 29 min. 32 sec. West, 3.03 feet to a point in the southerly line of property conveyed to Albert D. Panter by deed of record in Book 4401, page 764, Register's Office for Davidson County, Tennessee; thence with said southerly line and the southerly line of property conveyed to Mary C. Browder by deed of record in Book 6118, page 54, Register's Office for Davidson County, Tennessee, the following calls: South 82 deg. 40 min. 17 sec. East 224.82 feet to a point; South 82 deg. 19 min. 29 sec. East 271.41 feet to a point; South 79 deg. 42 min. 41 sec. East, 216.34 feet to a point in the westerly margin of Interstate 65; thence, with said margin the following calls: with a curve to the right 353.76 feet to a point, said curve having a central angle of 05 deg. 30 min. 30 sec., a radius of 3679.72 feet, a tangent of 177.02 and a chord of South 24 deg. 54 min. 12 sec. West, 353.63 feet; South 28 deg. 53 min. 43 sec. West 196.33 feet to a point; South 29 deg. 23 min. 30 sec. West, 744.14 feet to a point; thence, leaving said margin with the easterly line of a 25-foot access, the easterly line of property conveyed to Jeong S. Yun by deeds of record in Book 7709, page 905, and Book 8101, page 340, Register's Office for Davidson County, Tennessee, and Wallace Mitchell by deed of record in Book 5322, page 450, Register's Office for Davidson County, Tennessee, North 5 deg. 58 min. 00 sec. East 456.35 feet to a point; thence, with the northerly line of said Mitchell property, South 59 deg. 53 min. 25 sec. West, 373.7 feet to a point in the easterly margin of Due West Avenue; thence with said margin with a curve to the right 230.74 feet to a point, said curve having a central angle of 15 deg. 12 min., a radius of 869.76 feet, a tangent of 116.05 feet and a chord of North 24 deg. 41 min. 30 sec. West, 230.06 feet; thence, continuing with said margin North 17 deg. 05 min. 30 sec. West, 40.57 feet to a point; thence, leaving said margin with the southerly line of property conveyed to W. B. Dowlen by deed of record in Book 3989, page 499, Register's Office for Davidson County, Tennessee, North 72 deg. 01 min. 26 sec. East, 476.2 feet to a point; thence, with the easterly line of said Dowlen properly and the easterly lines of properties conveyed to Reynold Bubis by deed of record in Book 6285, page 205, and Claborn C. Weaver by deed of record in Book 6607, page 809, Register's Office for Davidson County, Tennessee, North 05 deg. 58 min. 00 sec. East, 328.4 feet to a point; thence with the northerly line of said Weaver property South 72 deg. 00 min. 30 sec. West, 604.8 feet to a point in the easterly margin of Due West Avenue; thence with said margin, North 17 deg. 05 min. 30 sec. West, 300.00 feet to the point of beginning, containing 13.81 acres, more or less.

Being the same property conveyed to Brookwood Associates, Limited, a Tennessee limited partnership by quitclaim deed from Stephen C. Baker, Trustee, of record in Book 8234, page 781, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

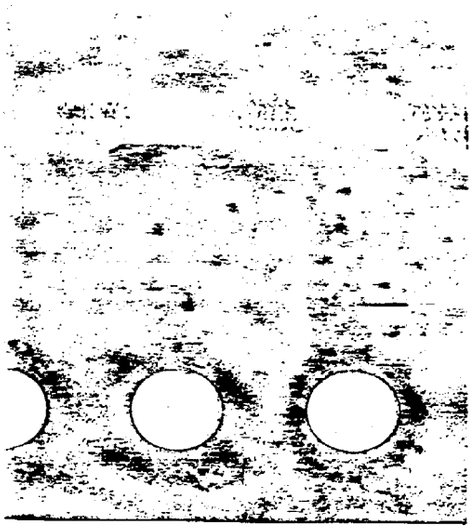
Exhibit "B"

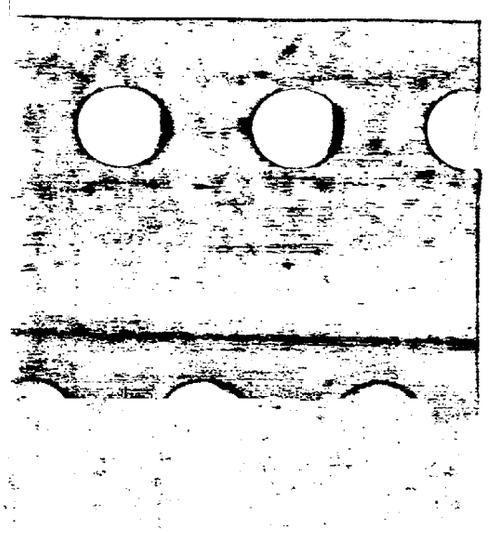
1. State and County taxes for the year 1994, which have been prorated and assumed by Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4786, page 461, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Lease Agreement between WEB Service Company, Inc., and Freeman Webb Properties, a memorandum of which is of record in Book 8586, page 551, Register's Office for Davidson County, Tennessee.

35:40 09/30 0101 03CHECK 12138.50





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 761

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	
				3275000.00
			CON TX	12117.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	12138.50
			CHECK	12138.50
09/30/94	01	11:17	0001	3540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95638
IDENTIF. # REFERENCE

94 SEP 30 AM 11:9
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839796