BOOK 9511 PG 749

GENERAL WARRANTY DEED

FROM:	Mary Cortner Ragland, a Widow Grantor	This instrument was prepared by: Robert N. Buchanan III Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Richard Patton and wife, Robin I. Patton, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1600 Chickering Road Nashville, TN 37215	Same	144-9-4 Field Book Numbers _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2ND day of November, 1994.

Notary Public

My Commission Expires: 1-22-95

FOR AND IN CONSIDERATION OF the sum of One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00), the receipt and sufficiency of which are hereby acknowledged, Mary Cortner Ragland, a Widow, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Richard Patton and wife, Robin I. Patton (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1600 Chickering Road, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 3rd day of November, 1994.

Mary Cortner Ragland
MARY CORTNER RAGLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise D. Hendrick, a Notary Public of said County and State, MARY CORTNER RAGLAND, 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 3rd day of November, 1994.

Denise D. Hendrick
Notary Public

My Commission Expires: Mar. 23, 1996

D. HENDRICK NOTARY PUBLIC AT LARGE STATE OF TE

EXHIBIT A

Property Description

Being a parcel of land in the City of Forest Hills, Second Civil District, Thirty-Fourth Councilmanic District, Nashville and Davidson County, Tennessee located on the easterly side of Chickering Road, south of Page Road and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Chickering Road, said point being the northwesterly corner of property conveyed to George M. Van et ux by deed of record in Book 7247, page 788, R.O.D.C.

THENCE, with said right-of-way line with a curve to the left 475.81 feet to a point, said curve having a central angle of 27° 49' 06", a radius of 980.00 feet, a tangent of 242.69 feet, and a chord on N 02° 00' 55" W, 471.15 feet;

THENCE, continuing with said right-of-way line N 15° 55' 28" W, 120.94 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of Chickering Woods Subdivision as of record in Book 3842, page 105, R.O.D.C., S 84° 23' 57" E, 1,407.28 feet to a point in the westerly line of property conveyed to George M. Van et ux by deed of record in Book 7247, page 788, R.O.D.C.;

THENCE, with said line S 06° 10' 13" W, 545.20 feet to a point;

THENCE, with the northerly line of said George M. Van property the following calls:

S 60° 35' 29" W, 355.30 feet to a point;

S 88° 00' 00" W, 323.00 feet to a point;

N 04° 30' 48" E, 160.40 feet to a point;

N 80° 02' 33" W, 682.80 feet to the point of beginning.

Containing 865,842 square feet or 19.88 acres, more or less.

The above description is based upon a boundary survey dated October 25, 1994, prepared by Barge Waggoner Sumner and Cannon Inc., Tennessee License No. 785, 162 Third Avenue North, Nashville, TN 37201.

Being a portion of the same property conveyed to Mary Cortner Ragland, by Deed of Record in Book 4528, Page 516 and Book 2486, Page 221, Register's Office for Davidson County, Tennessee.

BOOK 9511 PG 752

EXHIBIT B

Encumbrances

1. Taxes and/or any assessments levied or assessed subsequent to the date hereof.

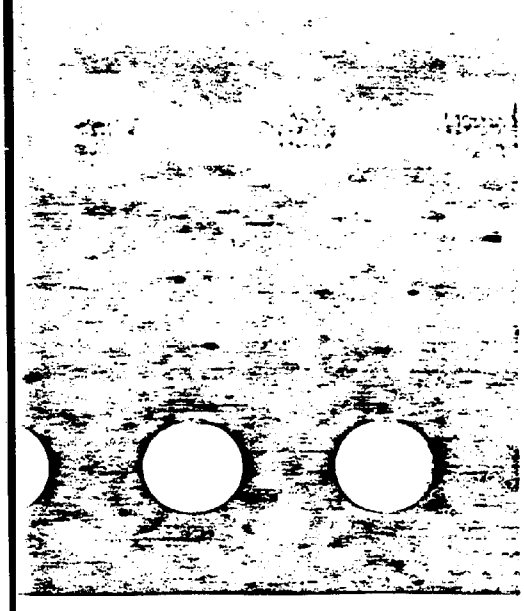
2. All matters shown on the survey of Barge Waggoner Sumner and Cannon Inc. dated October 25, 1994, Tennessee License No. 785.

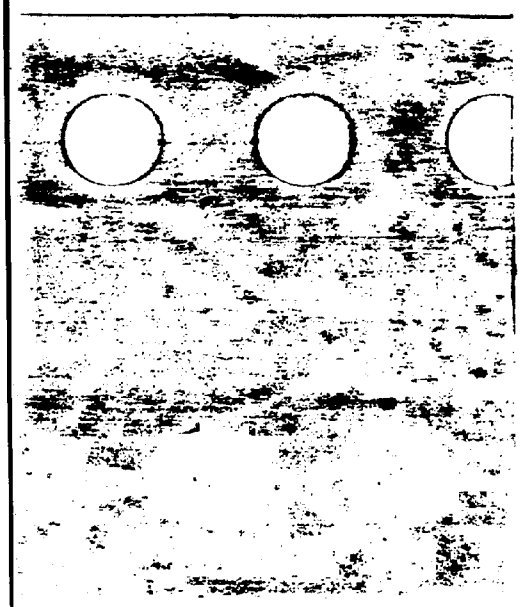
05972
IDENTIF. ↑ REFERENCE

94 NOV -3 PM 3:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4618 11/03 0101 03CHECK 5567.00





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

RECEIVED OF _____

FOR _____

BOOK 9511 PG 753

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 1500000.00
				CON TX 5550.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 5567.00
				CHECK 5567.00
11/03/94	01			15:41 0001 4618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05972
IDENTIF. ← REFERENCE

94 NOV -3 PM 3:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 850906