BOOK 9534 PG 121

GENERAL WARRANTY DEED

FROM:	David P. Caldwell and Glen L. Roberts, Grantors	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Willow Pointe Limited Partnership, an Ohio limited partnership, Grantee	

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
Willow Pointe Limited Partnership c/o Brisben Companies Suite 300 4750 Ashwood Drive Cincinnati, Ohio 45241	Field Book Numbers Same	Part of 163-95 and 163-313

DEC -1 AM 10:50

13316

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Fifteen Thousand and No/100 Dollars ($615,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of December, 1994.

Notary Public

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of Six Hundred Fifteen Thousand and No/100 Dollars ($615,000.00), the receipt and sufficiency of which are hereby acknowledged, David P. Caldwell and Glen L. Roberts ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Willow Pointe Limited Partnership ("Grantee"), an Ohio limited partnership, its 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 unimproved property located on Bell Road in Nashville, Davidson County, Tennessee.

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 Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have 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.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its 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.

Yvonne Caldwell, spouse of David P. Caldwell, and Donna Roberts, spouse of Glen L. Roberts, join in this conveyance for the purpose of conveying to Grantee all of their rights, title and interest in the Property, if any, including marital rights, and do hereby convey all of such rights, title and interest to Grantee.

Witness our hands this 1 day of December, 1994.

David P. Caldwell
DAVID P. CALDWELL

Yvonne Caldwell
YVONNE CALDWELL

Glen L. Roberts
GLEN L. ROBERTS

Donna Roberts
DONNA ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, DAVID P. CALDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of December, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, YVONNE CALDWELL, 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 1st day of December, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, GLEN L. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of December, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, DONNA ROBERTS, 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 1st day of December, 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

EXHIBIT A

The Property

Land in Davidson County, Tennessee, being Lot No. J-3 on the Resubdivision Plat on a Portion of P.U.D. Boundary Plat, The Hills of Hickory Hollow, presently not recorded but under review of the Metropolitan Planning Commission, to be recorded in Plat Book _____, page _____, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land lying in the First Civil District, Twenty-Ninth Councilmanic District of Davidson County, Tennessee, located between Bell Road and Rural Hill Road, North of Mt. View Road and south westerly of Hickory Hollow Terrace, and being more particularly described as follows:

Beginning at an old iron rod lying on the northerly line of Lot J-1, Section 1, Hickory Hollow Terrace, of record in Plat Book 5200, page 697, R.O.D.C. TN., said iron rod being the southeasterly corner of Lot J-2, Hickory Hollow Mall, Section 3 of record in Plat Book 5190, page 92, R.O.D.C., TN;

Thence with said Lot J-2, North 11°-57'-48" East 330.00 feet to a new iron rod;

Thence North 77°-57'-33" West, 380.00 feet to an old iron rod;

Thence South 36°-52'-52" West, 49.02 feet to an old iron rod on the westerly line of said Lot J-2, said iron rod being the northeasterly corner of Terrell Estes and John Fincher of record in Deed Book 8244, page 166, R.O.D.C., TN;

Thence with the northerly line of said Terrell Estes and John Fincher, South 86°-15'-42" West, 383.67 feet, to an old iron rod, being the northwesterly corner of said Terrell Estes and John Fincher, said iron rod also being the northeasterly corner of Kilico Realty Corporation of record in Deed Book 6726, page 488, R.O.D.C., TN;

Thence with the northerly line of said Kilico Realty Corporation, North 53°-00'-00" West, 298.33 feet to a new iron rod;

Thence North 83°-50'-40" West, 93.27 feet to a new iron rod lying on the easterly margin of Rural Hill Road of record in Deed Book 9324, page 989, R.O.D.C., TN;

Thence leaving Kilco Realty Corporation with said easterly margin of Rural Hill Road, North 05°-11'-38" East, 11.08 feet to a new iron rod;

Thence North 03°-28'-32" East, 209.09 feet to a new iron rod;

Thence North 05°-11-38" East 18.64 feet to a new iron rod, said rod being the southwesterly corner of James E. Craighead and wife, Judith W. Craighead, of record in Deed Book 4301, page 798, R.O.D.C., TN;

Thence leaving said margin of Rural Hill Road with said Craighead South 68°-42'-23" East, 473.49 feet to an old iron rod;

Thence North 26°-20'-49" East, 290.90 feet to a new iron rod being the northeasterly corner of said Craighead, said iron rod lying on the southerly line of Martin B. Clark, Jr. of record in Deed Book 3838, page 464, R.O.D.C., TN.

Thence with said Clark's southerly line South 62°-08'-23" East, 226.83 feet to an old concrete monument lying on the westerly line of Lot J-4, Hickory Hollow Terrace, Section One in Plat Book 5200, page 546, R.O.D.C., TN;

Thence leaving said Clark with said Lot J-4, South 34°-42'-34" West 90.00 feet to a new iron rod;

Thence South 62°-12'-28" E, 488.72 feet to a new iron rod;

Thence with a curve to the right having a central angle of 02°-35'-00", a radius of 1225.00 feet, an arc length of 55.23 feet, and a chord bearing and distance of South 60°-54'-58.5" East, 55.23 feet to a new iron rod lying on the northerly margin of a cul-de-sac terminating Hickory Hollow Terrace;

Thence leaving said Lot J-4, around said cul-de-sac with a curve to the left, having a central angle of 237°-51'-54", a radius of 50.00 feet, an arch length of 207.58 feet and a chord bearing and distance of South 01°-26'-34" East, 87.52 feet, to an old iron rod on the southerly margin of said Hickory Hollow Terrace;

Thence along said southerly margin of Hickory Hollow Terrace, with a curve to the right having a central angle of 62°-10'-55" a radius of 50.00 feet, an arc length of 54.26 feet and a chord distance and bearing of South 86°-23'55.5" East 51.64 feet to an old concrete monument;

Thence with a curve to the right having a central angle of 25°-13'-39", a radius of 1175.00 feet, an arc length of 517.36 feet, and a chord bearing and distance of South 42°-41'-38.5" East, 513.19 feet to a new iron rod, said iron rod being the northern most corner of Lot 1, Plan of Subdivision for Lot 1, The Hills of Hickory Hollow, of record in Plat Book 6900, page 603, R.O.D.C., TN;

Thence leaving said southerly margin of Hickory Hollow Terrace, with the northerly line of said Lot 1, South 67°-59'-47" West, 309.94 feet to a new iron rod, said rod lying on the northerly margin of a perpetual easement for ingress and egress, as shown on Plan of Subdivision for Lot 1, The Hills of Hickory Hollow, Commercial P.U.D. of record in Plat Book 6900, page 603, R.O.D.C., TN;

Thence with said northerly margin, and with said Lot 1, with a curve to the left, having a central angle of 88°-08'-30", a radius of 88.00 feet, an arc length of 135.38 feet, and a chord bearing and distance of South 88°-29'-11" East, 122.42 feet to a new iron rod;

Thence North 47°-26'-34" East, 12.78 feet to a new iron rod.

Thence South 41°-37'-26" East, 48.60 feet to a new iron rod.

Thence with a curve to the right with a central angle of 13°-23'-13", a radius of 112.00 feet, an arc length of 26.17 feet and a chord bearing and distance of South 34°-55'-54.5' East, 26.11 feet to a new iron rod;

Thence South 25°-04'-33" East, 50.88 feet to a new iron rod lying on the northerly margin of Bell Road;

Thence with said northerly margin of Bell Road, South 69°-37'-28" West, 30.00 feet to a new iron rod;

Thence leaving said northerly margin of Bell Road, with the southerly margin of the aforementioned perpetual easement for ingress and egress easement North 20°-33'-48" West, 35.67 feet to a new iron rod;

Thence with a curve to the left having a central angle of 21°-59'-38", a radius of 85.00 feet, an arc length of 32.63 feet and a chord bearing and distance of North 31°-33'-37" West, 32.43 feet to a new iron rod;

Thence North 42°-33'-26" West, 3.74 feet to a new iron rod;

Thence with a curve to the left, having a central angle of 73°-01-27", a radius of 25.00 feet, an arc length of 31.86 feet, and having a chord bearing and distance of North 79°-04'-09.5" West, 29.75 feet to a new iron rod;

Thence with a curve to the right having a central angle of 76°-08-47", a radius of 112.00' feet, an arch length of 148.65 feet, and having a chord bearing and distance of North 77°-30'-29.5" West, 138.13 feet to a new iron rod, lying on the northerly line of Lot 2, Plan of Subdivision for Lot 1, The Hills of Hickory Hollow, Commercial P.U.D. of record in Plat Book 6900, page 603, R.O.D.C., TN;

Thence leaving said southerly margin of the aforementioned perpetual easement with said northerly line of Lot 2 South 67°-59'-47" West, 48.11 feet to an old iron rod lying on the northeasterly boundary of the aforementioned Lot J-1;

Thence leaving said Lot 2, with said Lot J-1 North 20°-43'-11" West, 45.91 feet to a new iron rod;

Thence North 52°-33'-28" West 244.96 feet to the point of beginning said land containing 11.63 acres, more or less.

The foregoing description was taken from a survey dated November 3, 1994, and revised November 28, 1994, Project No. 16490.01 prepared by James M. Overfelt, Tennessee Registered Land Surveyor No. 1634 of Gresham Smith & Partners, 3310 West End Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to David P. Caldwell and to Glen L. Roberts by deed of record in Book 9406, page 257, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Public utility, drainage and landscaping easement as set forth in Book 6503, page 430, said Register's Office.

2. Right-of-way and temporary construction easement of record in Book 9324, page 989, said Register's Office.

3. Columbia Gulf Transmission Line Easement of record in Deed Book 5118, page 797, said Register's Office.

4. All matters shown on the Plats recorded in Book 6900, page 594 and Book 6900, page 603, said Register's Office which will be or have been vacated and superceded by the Resubdivision Plat on a Portion of P.U.D. Boundary Plat described in the first paragraph of Exhibit A.

3733 12/01 0101 03CHECK 2308.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

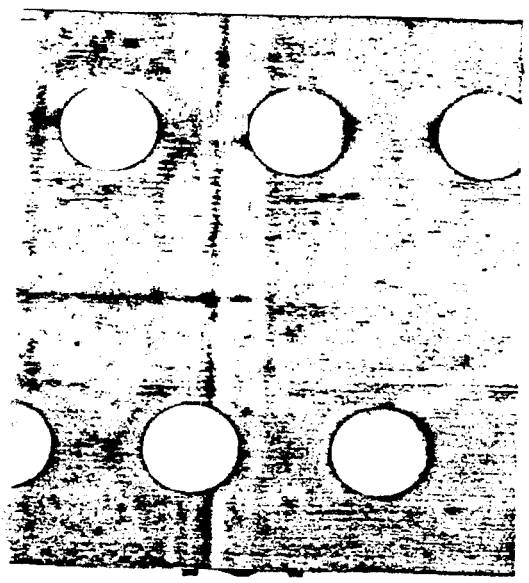
FOR _____ BOOK 9534 PG 129

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
615000.00
CON TX 2275.50
PRFEE 1.00
WDEED 32.00
TOTAL 2308.50
CHECK 2308.50

12/01/94 01 10:51 0001 8788



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13316
IDENTIFICATION REFERENCE

94 DEC -1 AM 10:50

REGISTER
DAVIDSON CO. TN.

No. 858807