K 9542

BOOK 9542 PG 728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION, IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 1994.

Notary Public

MY COMMISSION EXPIRES: 3-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hickory Manor Ltd.	Hickory Manor Ltd.	163-0-128
2300 21st Avenue South	2300 21st Avenue South	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HARDING UNIVERSITY, INC., an Arkansas Corporation, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Hickory Manor Ltd., a Limited Partnership, HEREINAFTER CALLED THE GRANTEE, ITS REPRESENTATIVES, ASSIGNS AND SUCCESSORS IN INTEREST, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in Nashville, First Civil District, 29th Councilmanic District, Davidson County, Tennessee, located generally in the northwest quadrant of the intersection of Zellda Avenue and Hamilton Church Road, said parcel being a portion of Lot 3 of The Hickory Highlands Master Plat, as of record in Book 6900, page 562, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Hamilton Church Road, said point being located N 01° 41' 44" E, 25.98 feet from the northerly terminus of the curve return to Zellda Avenue and Hamilton Church Road; thence leaving said westerly right-of-way of Hamilton Church Road and following the north property line of TBCREC Residential No. 1, of record in Book 8539, page 765, Register's Office for said County, the following calls: N 89° 58' 28" W, 635.76 feet to a set iron pin; N 88° 54' 54" W, 626.20 feet to a set iron pin; thence leaving said northerly property line with the easterly property line of Southeast Acquisitions, of record in Deed Book 8105, page 356, said Register's Office, N 45° 58' 31" E, 1,112.00 feet to a point; thence leaving said easterly property line of Southeast Acquisitions with a severance line, the following calls: S 41° 21' 42" E, 556.92 feet to a point; S 88° 18' 16" E, 105.08 feet to a point in the westerly right-of-way line of Hamilton Church Road; thence with said right-of-way line, S 01° 41' 44" W, 364.00 feet to the point of beginning and containing 563,062 square feet to 12.93 acres more or less.

Being part of the same property conveyed to Harding University, Inc., a 91.75% interest and Group 4/Construction Project Services, Inc., an 8.25% interest by Trustees Deed from Tom G. Coleman, Jr., Trustee, of record in Book 7656, page 734, said Register's Office, and part of the property conveyed to Harding University, Inc., by deed from Group 4/Construction Project Services, Inc., of record in Book 7976, page 579, said Register's Office.

This is unimproved property known as Lot 1, Phase 3, Bellwood Trace, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its representatives, assigns and successors in interest, forever; and Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

Gas Line Easement contained in Book 2203, page 575, Register's Office for Davidson County, Tennessee, by instrument of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee, as shown on survey by Jerry Morrow, R.L.S. Tenn. No. 777, dated December 16, 1985, revised January 13, 1986 and January 17, 1986, said easement was further assigned by instrument recorded in Book 4457, page 377, a partial release of record in Book 2203, page 575, was made.

Easement for right-of-way of Bell Road Section of Old Hickory Boulevard granted Davidson County, Tennessee by right-of-way deed of record in Book 2740, page 188, Register's Office for Davidson County, Tennessee, as shown on survey by Jerry Morrow, R.L.S. Tenn. No. 777, dated December 16, 1985, revised January 13, 1986 and January 17, 1986.

Easement for public utilities, anchor easements, building setback lines, conditions of owners certificate, drainage easement, Columbia Gulf gas line easement, area reserved for future widening of Bell Road 75 feet from center-line, fences shown that are within property lines, and all other terms, conditions and notes as shown on the plan of record in Book 6250, page 13, said Register's Office, as corrected in Book 6254, page

487, said Register's Office.

Declaration of covenants and restrictions of record in Book 6301, page 745, said Register's Office. The Company will insure the insured against loss or damages resulting from the enforcement of the Declaration of Covenants and Restrictions.

Storm water detention agreement, dated March 13, 1984, of record in Book 6254, page 487, said Register's Office.

Joint Use Easement contained in the deed of record in Book 6196, page 135, said Register's Office.

Sanitary sewer easement in Book 7453, page 460, and Book 7775, page 361, said Register's Office.

Grantor does further covenant and bind itself, its representatives, assigns and successors in interest, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of November, 1994.

HARDING UNIVERSITY, INC., an Arkansas Corporation

By: Lott R Tucker Jr
LOTT R. TUCKER, JR., Vice-President, Finance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kristie C. White a Notary Public in and for said County and State, Lott R. Tucker, Jr., Vice-President of Finance for Harding University, Inc., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that as such Vice-President of Finance, he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of November, 1994.

Kristie C. White
Notary Public

Commission Expires 3-22-97

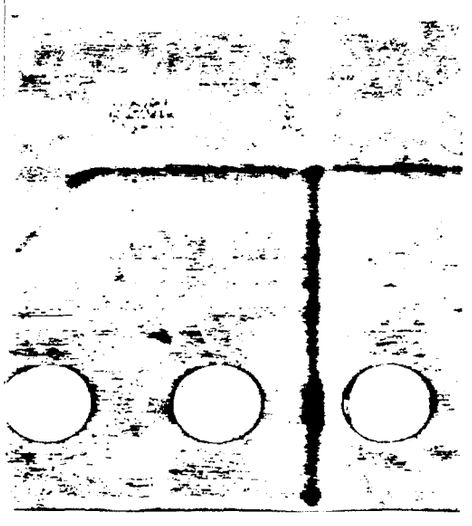
STATE OF TENNESSEE

IDENTIFICATION REFERENCE
PICK-UP

16210

DEC-9 8:12:03

1964 12/09 2101 03CHECK 1119.00



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

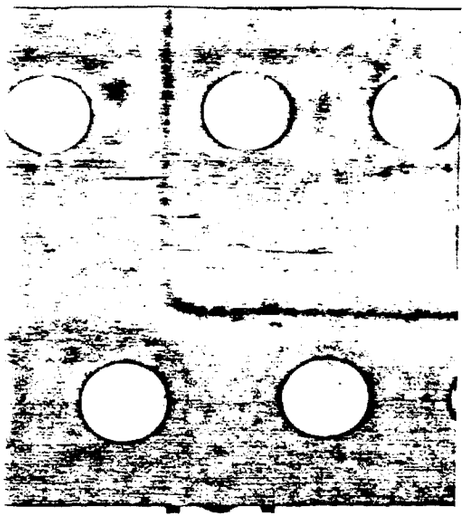
RECEIVED OF _____

FOR _____

BOOK 9542 PG 730

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



	AMT
	300000.00
CON TX	1110.00
PRFEE	1.00
[illegible]	8.00
TOTAL	1119.00
CHECK	1119.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/94 01 14:09 3001 1964

16240
IDENTIFICATION REFERENCE

91 DEC -9 PM 2:08

No. 861937