This instrument prepared by: Harris A. Gilbert
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
H. G. Hill Realty Company P. O. Box 41503 2995 Sidco Drive Nashville, TN 37204-1503	SAME	Map 116-2 Parcels 9, 9.1 & 21

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, May Buntin Hill, an unmarried woman, by her Attorney-In-Fact, her son, Daniel B. Murray, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. G. Hill Realty Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PROPERTY DESCRIBED ON EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Being the same property conveyed to H. G. Hill, Jr., by deed from H. G. Hill Realty Company, a Tennessee Corporation, of record in Book 6617, page 442, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Horace G. Hill, Jr., by deed from H. G. Hill Realty Company, Inc., of record in Book 6431, page 104, said Register's Office; and being part of the same property conveyed to H. G. Hill, Jr., by deed from H. G. Hill Realty Company, a corporation, of record in Book 3530, page 318, said Register's Office; the said Horace G. Hill, Jr., and H. G. Hill, Jr. being one and the same person, and he having since died testate, devising the herein described property to his wife, May Buntin Hill, by Will of record in Will Book 186, page 425, Probate Court for Davidson County, Tennessee.

The legal description contained herein was prepared from a survey of Barge, Waggoner, Sumner & Cannon, dated January 9, 1995, File No. 8773-00.

This is improved property known as 4820 Post Road, Nashville, Tennessee.

This conveyance is subject to easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6391, page 530, Register's Office for Davidson County, Tennessee, all matters shown on the aforesaid survey of Barge, Waggoner, Sumner & Cannon, and 1995 real property taxes which have been prorated and assumed by the Grantee.

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 successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to

convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 the 27th day of Jan., 1995.

MAY BUNTIN HILL BY HER
ATTORNEY-IN-FACT,
DANIEL B. MURRAY

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Marin

Personally appeared before me, Felisa G Pinson, a Notary Public in and for said county and state, the within named DANIEL B. MURRAY AS ATTORNEY-IN-FACT ON BEHALF OF MAY BUNTIN HILL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of May Buntin Hill for the purposes therein contained by signing his name.

FELISA G. PINSON
COMM. #972510
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires Aug. 31, 1996

NOTARY PUBLIC

My Commission Expires: 8-31-96

3524 02/02 0101 03CHECK 14813.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Dollars and no/100 ($4,000,000.00).

AFFIANT

Subscribed and sworn to before me, this the 27th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 8-31-96

FELISA G. PINSON
COMM. #972510
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires Aug. 31, 1996

H:\HAG\HILLWAR.DED (January 26, 1995; 11:22am)

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Twenty-Fourth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Post Road at Fransworth Drive, and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly right-of-way line of Post Road said monument being northerly 317.21 feet from the northerly right-of-way line on Fransworth Drive, as extended;

THENCE, with said westerly right-of-way line the following calls:

with a curve to the left 235.21 feet to a point, said curve having a central of 14° 25′ 22", a radius of 934.40 feet, a tangent of 118.23 feet and a chord of S 11° 00′ 41" W, 234.59 feet;

S 03° 48′ 00" W, 968.90 feet to an iron pin;

with a curve to the right 277.37 feet to an iron pin, said curve having a central angle of 29° 00′ 00", a radius of 548.00 feet, a tangent of 141.72 feet and a chord of S 18° 18′ 00" W, 274.72 feet;

S 32° 48′ 00" W, 21.68 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to H.G. Hill Realty Company by deed of record in Book 6431, Page 100 and Book 904, Page 384, R.O.D.C. the following calls:

N 75° 39′ 12" W, 1083.31 feet to an iron pin;

N 78° 47′ 45" W, 45.43 feet to an iron pin;

N 81° 47′ 36" W, 1020.03 feet to an iron pin in the easterly line of property conveyed to Hillwood Country Club by deed of record in Book 2648, Page 502, R.O.D.C.;

THENCE, with said line the following calls:

N 15° 00′ 00" E, 616.59 feet to a concrete monument;

with a curve to the right 986.84 feet to a concrete monument, said curve having a central angle of 83° 09′ 00" a radius of 680.00 feet, a tangent of 603.20 feet, and a chord of N 56° 34′ 30" E, 902.50 feet;

S 81° 51′ 00" E, 160.30 feet to a point;

N 15° 22′ 15" E, 227.68 feet to a point;

S 83° 30′ 42" E, 284.71 feet to a point;

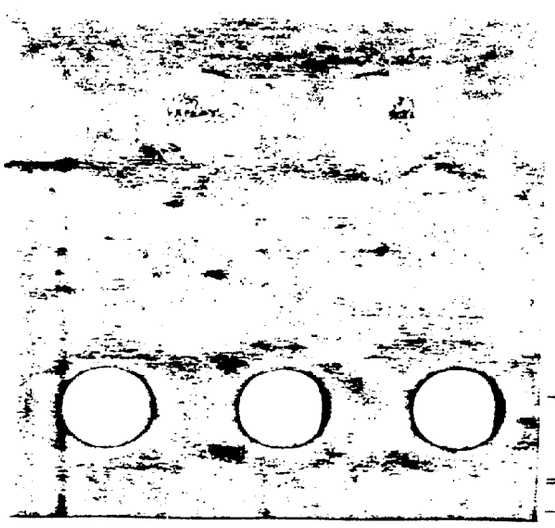
S 82° 09′ 51" E, 477.62 feet to a point;

S 71° 45′ 40" E, 445.07 feet to the point of beginning;

Containing 2,796,748 square feet or 64.20 acres more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File 8773-00
January 9, 1995

31233
IDENTIFICATION REFERENCE
FILED -2 PM 12:32



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

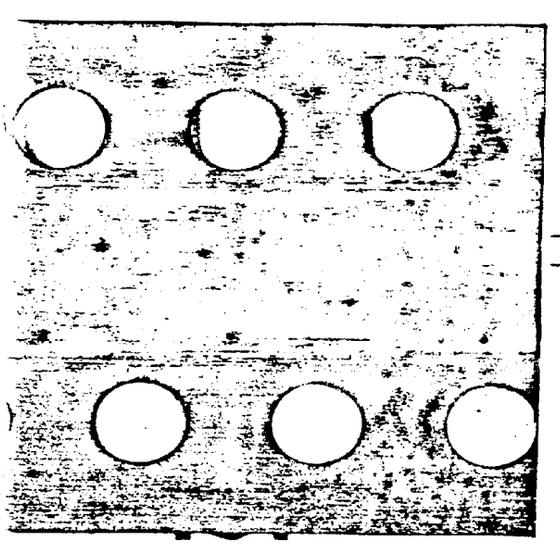
RECEIVED OF _____

FOR _____

BOOK 9587 PG 576

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 4000000.00
CON TX 14800.00
PRFEE 1.00
~~MTGT~~ 12.00
TOTAL 14813.00
CHECK 14813.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/95 01 16:23 0001 8524

31233
IDENTIF. & REFERENCE
95 FEB -2 PM 4:23
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 878276