37
DR

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
McCohen Development Corp. 1777 North Clybourn Avenue Chicago, Illinois 60614 Attention: William C. Moran	159-000-66.00	Same As New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (DAR) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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 consideration, the receipt and sufficiency of which are hereby acknowledged, KEY INVESTMENTS, INC., a Tennessee corporation (the "Grantor"), successor to Brentwood Realty & Investment Company by virtue of merger, has bargained and sold, and by these presents does transfer and convey to MCCOHEN DEVELOPMENT CORP., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

This is unimproved real property, located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

STATE OF ILLINOIS
COUNTY OF COOK

The actual consideration or value, whichever is greater, for this transfer is One Million Thirty Three Thousand and No/100 Dollars ($1,033,000.00).

Affiant

Subscribed and sworn to before me this 23rd day of February, 1995.

" OFFICIAL SEAL "
MELISSA SCOTT SMITH JUNEAU
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/23/96

Notary Public
My Commission Expires: 12-23-96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24 day of February, 1995.

KEY INVESTMENTS, INC.

By: James Sochovka
James Sochovka
Vice President/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David A. Rutter, Notary Public, James Sochovka, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President and Treasurer of Key Investments, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 24TH day of February, 1995.

David A. Rutter
Notary Public

My Commission Expires: 11/22/98

Exhibit A

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Calvin Houghland property as recorded in deed book 2438, page 97, bounded on the north and west by Arnold, east by Vanderbilt University and Oman Drive, south by Paran, and being more particularly described as follows:

Beginning at a broken concrete monument at the top of a hill near the northerly terminus of Oman Drive and approximately 165' south of the centerline of the T.V.A. transmission line easement, said monument being locally known as "five points", being the northeasterly corner of the tract herein described, the southeasterly corner of Arnold as recorded in deed book 1816, page 485, the southwesterly corner of Oman Construction as recorded in deed book 5356, page 778, the northwesterly corner of Key Investments as recorded in deed book 8533, page 423, and the most northerly corner of Vanderbilt University's Dyer Observatory tract as recorded in deed book 1968, page 84; thence, along the northerly line of Vanderbilt University S57°58'W 403.30' to an iron rod on the northerly margin of Oman Drive, said iron rod being N57°58'E 187.60' from a concrete monument corner; thence, along said margin of Oman Drive N73°00'W 249.60' to a point; with a curve to the left having a radius of 112.00', length of 207.85', and chord of S53°50'W 179.28' to a point; thence, continuing along the westerly margin of Oman Drive S00°40'W 100.00' to a point; S05°00'E 306.00' to a point across the 50' right of way of Oman Drive from the northwesterly corner of the Metro water tower lot; thence, with same S11°00'E 235.00' to a point; with a curve to the right having a radius of 258.75', length of 108.08', and chord of S00°58'W 107.30' to a point; thence, with same along a curve to the right having a radius of 186.54', length of 104.35', and chord of S28°58'W 102.99' to a point; S45°00'W 118.00' to a point; thence, with same along a curve to the left having a radius of 128.57', length of 116.12', and chord of S19°08'W 112.22' to a point; S06°45'E 132.00' to a point; S01°30'E 121.40' to a point; along a curve to the right having a radius of 186.28', length of 138.17', and chord of S19°45'W 135.03' to a point; thence, with same S41°00'W 60.00' to an iron rod at Paran's corner as recorded in deed book 5035, page 359, thence, along Paran's easterly line N02°45'E 320.00' to an iron pipe at a fence; thence, continuing along Paran's northerly line N75°00'W 731.50' to an iron pipe at fence corner; thence, leaving Paran along Arnold's easterly line N03°09'E 272.25' to an iron rod at a fence corner; S84°11'E 144.00' to an iron pipe at 30" ash fence corner; N03°35'E 965.35' to an iron pipe at a fence corner in the T.V.A. transmission line easement; thence, continuing along Arnold's line S88°30'E 1366.30' to the beginning, containing 25.02 acres, more or less.

Being a portion of the same property conveyed to Key Investments, Inc. (formerly known as Brentwood Realty & Investment Co.) by deed of record in Book 3162, page 163, Register's Office for Davidson County, Tennessee.

This legal description of the Property was prepared by registered land surveyor Boyd B. Gibbs, RLS #1598, 106 S. Public Square, Centerville, Tennessee, dated 11-11-94.

Exhibit B

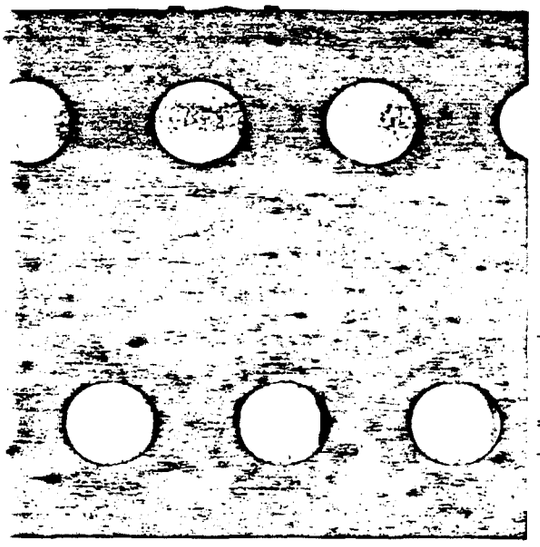
1. Any and all taxes or assessments levied against the Property in 1994 and subsequent years.

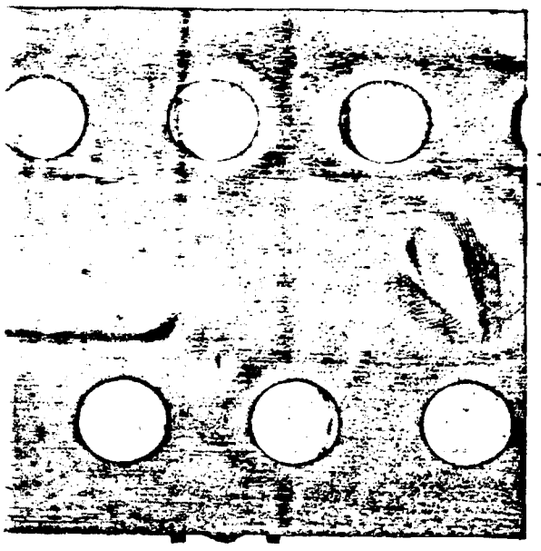
2. Easement to the United States of America, of record in Book 2276, page 60, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 22201, page 634, Register's Office for Davidson County, Tennessee.

4. Easement to Oman Construction Co.,Inc. of record in Book 9184, page 68, Register's Office for Davidson County, Tennessee.

36935
IDENTIFICATION REFERENCE
95 FEB 24 PM 1:26
REGISTER
DAVIDSON CO. TN.
4755 02/24 0101 03CHECK 3839.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 410

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 1033000.00
CON TX 3822.10
PRFEE 1.00
WDEED 16.00
TOTAL 3839.10
CHECK 3839.10

02/24/95 01 13:26 0001 4755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36935
IDENTIF. & REFERENCE

95 FEB 24 PM 1:26
REGISTER
DAVIDSON COUNTY, TN.

No. 884434