GENERAL WARRANTY DEED

BOOK 9713 PG 33

FROM:	Lakeview Associates, Grantor	This instrument was prepared by: W. Fred Williams Farris, Warfield & Kanaday Suite 1900, 424 Church Street Third National Financial Center Nashville, Tennessee 37219
TO:	Ridge Development, LLC, 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
Ridge Development, LLC c/o Eakin & Smith, Inc. 2100 West End Avenue Suite 950 Nashville, TN 37203	SAME	95-16-18 95-16-37

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Sixty Thousand and No/100 Dollars ($760,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 1995.

Notary Public

My Commission Expires: 3/22/97

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Sixty Thousand and No/100 Dollars, the receipt and sufficiency of which are hereby acknowledged, LAKEVIEW ASSOCIATES, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto RIDGE DEVELOPMENT, LLC, a Tennessee limited liability company (the "Grantee"), 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 Elm Hill Pike in Nashville, 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 the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee 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, its successors and assigns, to warrant and forever defend the title to the Property to the 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.

Witness its hand this 16th day of June, 1995.

LAKEVIEW ASSOCIATES, a Tennessee general partnership

By: _____
Jerry L. Carroll,
General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, K. Thomas Sidwell, a Notary Public of said County and State, personally appeared JERRY L. CARROLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of LAKEVIEW ASSOCIATES, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, Tn, this 16th day of June, 1995.

_____
Notary Public

My Commission Expires: 11/30/97

EXHIBIT A

Property Description

Land in the First Civil District of Nashville, Davidson County, Tennessee, being the Future Development Parcel (and/or Lot No. 2 in Foot Note No. 5) on the Plan of Lakeview Ridge Office Park, A/K/A "Reserved for Future Development Tract" on Lakeview Ridge Office Park, as shown on plat of record in Plat Book 6250, page 669, as amended in Book 6200, page 707, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Lakeview Associates, a Tennessee general partnership, by Deed from F. Miles Ezell, Sr. and wife, Estelle T. Ezell, of record in Book 6532, page 314, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lakeview Associates, a Tennessee general partnership, by Deed from F. Miles Ezell, Jr. and wife, Geraldine Rader Ezell, of record in Book 6806, page 67, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. 1995 taxes, a lien not yet due and payable, which have been prorated and will be paid by Grantee.

2. Septic tank and overflow field easement as set forth in instrument recorded in Book 4316, page 362, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage easement and any temporary construction easement(s) as set forth in instrument recorded in Book 4365, page 649, said Register's Office.

4. Sanitary sewers and/or storm drainage easement and any temporary easement(s) as set forth in instrument recorded in Book 4671, page 267, said Register's Office.

5. Drainage easement(s) as set forth in instrument recorded in Deed Book 4908, page 950, said Register's Office.

6. All matters shown on the plat of record in Book 6250, page 669, as amended in Book 6200, page 707, said Register's Office.

7. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6677, page 218, as amended in Book 7070, page 707, said Register's Office.

8. Storm Water Detention Agreement of record in Book 6677, page 212, said Register's Office.

9. Slope and Drainage Easement as set forth in instrument recorded in Deed Book 4915, page 452, said Register's Office.

10. Sanitary sewers and/or storm drainage easement and any temporary construction easement(s) as set forth in instrument recorded in Book 4807, page 934, said Register's Office.

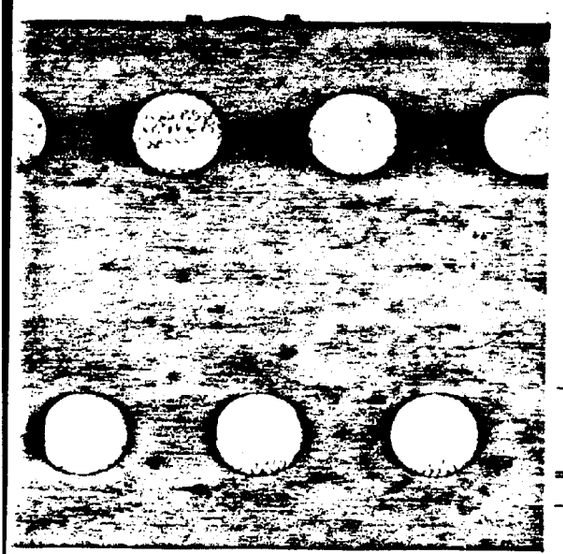
11. Conveyances of sewer mains of record in Book 7240, pages 657 and 661, said Register's Office.

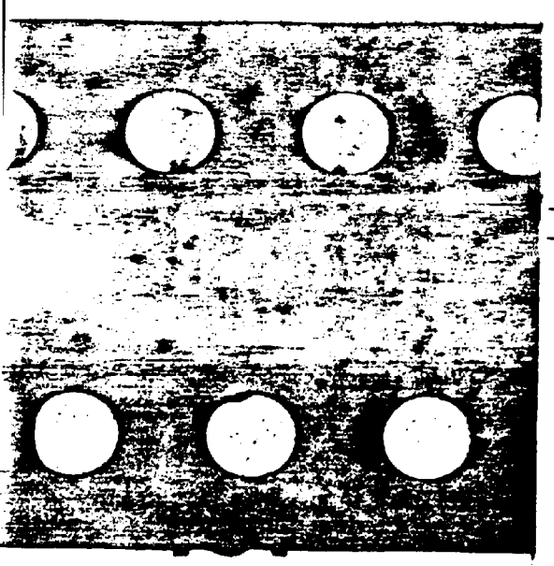
12. All matters shown on the survey of Barge Waggoner Sumner & Cannon dated May 8, 1995, last revised May 19, 1995.

0073720
IDENTIF. & REFERENCE

95 JUN 27 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5281 06/27 0101 03CHECK
2829.00





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

RECEIVED OF _____

FOR _____

BOOK 9713 PG 37

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 760000.00
CON TX 2812.00
PRFEE 1.00
WDEED 16.00
TOTAL 2829.00
CHECK 2829.00

06/27/95 01 09:59 0001 5281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073720
IDENTIF. ← REFERENCE

95 JUN 27 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924477