ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 620,500.00

David F. Parker, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & P Developments, Inc.	SAME	MAP 75
(NAME)	(NAME)	
527 8th Avenue South		PARCEL 55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James Howard Baker, Robert Edward Baker, CHarles Donald Baker, James Otis Baker, and Alice Baker Bagwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & P Developments, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Margaret Baker (a/k/a Margaret Baker Parker) by deed from F. G. Baker et, et al, of record in Book 1157, Page 587, said Register's Office. The said Margaret Baker Parker now being deceased and by Will of record in Will Book 180, Page 200, File #99436, Probate Office for Davidson County, Tennessee, devised subject property to Grantors herein.

Power of Attorney of Record in book 9803, Page 673, said Registers Office.

95 SEP 22 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104028
IDENTIF. & REFERENCE

This is unimproved (X) improved ( ) property, known as 4243 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 15th day of September 19 95

James Howard Baker
James Howard Baker

Charles Donald Baker by
J. Mark Baker, Atty-in-Fact
Charles Donald Baker

Robert Edward Baker
Robert Edward Baker

James Otis Baker
James Otis Baker

Alice Baker Bagwell
Alice Baker Bagwell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Howard Baker, Robert Edward Baker, James Otis Baker, and Alice Baker Bagwell , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1995 .

My Commission Expires: 1/20/99

_____

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, F. Mark Baker , 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 on behalf of Charles Donald Baker as his Attorney in Fact as the free act and deed of the within named Charles Donald Baker . Witness my hand and official seal at Nashville , Tennessee the 15th day of September, 1995 .

My Commission Expires: 1/20/99

_____

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

3077 09/22 0101 03CHECK

2275.85

FILE BOX 45

BOOK 9803PG676

LAND DESCRIPTION

Being a certain parcel of land located in the 12th Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows;

Beginning at an iron rod situated in the easterly margin of Andrew Jackson Pkwy. (30' from the centerline); said iron rod being the northwest corner of the James H. Baker, etux property as recorded in Book 4235, Page 289 RODC,Tn;

Thence, leaving the said Baker property and along the said margin of Andrew Jackson Pkwy, N 00°-05'-07" W - 431.46' to an iron rod;

Thence, with a curve to the right having a radius of 924.938 feet, a distance of 417.45 feet (chord = N 12°-50'-40" E 413.92') to an iron rod;

Thence, N 25°-46'-26" E - 206.78 feet to an iron rod;

Thence, with a curve to the left having a radius of 984.99 feet, a distance of 27.95 feet (chord = N 24°-57'-15" E - 27.95') to an iron rod; said iron rod being the most southwest corner of Rachel's Square - Section 2 as recorded in Book 5200, Page 625 RODC,Tn;

Thence, leaving the said margin of said road and along the southerly boundary line of said subdivision, S 89°-13'-34" E - 844.99 feet to an old iron rod in concrete; said iron rod being a common boundary corner of said Rachel's Square - Section 2 and Highlands of Tulip Grove - Section 2 as recorded in Book 4575, Page 93 RODC,Tn;

Thence, leaving the said boundary line of Rachel's Square Section 2, and along the southerly boundary line of Highlands of Tulip Grove - Section 2, S 89°-13'-34" E - 745.54 feet to an old iron rod; said iron rod being a common boundary corner of said Highlands of Tulip Grove - Section 2 and Highlands of Tulip Grove Section 3 as recorded in Book 4575, Page 140 RODC,Tn;

Thence, leaving the said boundary line of Highlands of Tulip Grove - Section 2 and along the southerly boundary line of Highlands of Tulip Grove - Section 3, S 89°-12'-22" E - 91.74 feet to an old concrete monument; said monument being a common boundary corner of said Highlands of Tulip Grove - Section 3 and Meadows of Tulip Grove - Section 1 as recorded in Book 5200, Page 612 RODC,Tn;

Thence, leaving the said boundary of Highlands of Tulip Grove Section 3 and along the westerly boundary line of said Meadows of Tulip Grove - Section 1, S 06°-22'-23" W - 209.73 feet to an old concrete monument; said monument being located at the end of the northerly margin of Will Place as evidenced on last said plat of record;

Thence, S 06°-19'-37" W - 50.08 feet to an old concrete monument; said monument being located at the end of the southerly margin of said Will Place;

Thence, S 06°-23'-20" W - 632.55 feet to an old concrete monument; said monument being located at the end of the northerly margin of Netherlands Drive as evidenced on the plat of Meadows of Tulip Grove - Section 2 as recorded in Book 6250, Page 754 RODC,Tn;

Thence, S 06°-32'52" W - 50.36 feet to an old concrete monument; said monument being located at the end of the southerly margin of said Netherlands Drive;

Thence, S 06°-12'-49" W - 207.89 feet (passing an old concrete monument at 188.08') to a point in the approximate centerline of Stoner's Creek;

Thence, leaving the said Meadows of Tulip Grove - Section 3 and generally with the centerline of said Stoner's Creek (said centerline being the northerly boundary line of the Eugene Hughes, etux property as recorded in Book 3924, Page 931 RODC,Tn) N 72°-03' W - 168.20 feet to a point;

Thence, S 88°-07' W - 80.0 feet to a point;

Thence, S 76°-12' W - 82.0 feet to a point;

Thence, S 58°-42' W - 170.0 feet to a point;

Thence, S 62°-5o' W - 310.0 feet to a point;

Thence, S 49°-51' W - 242.0 feet to a point

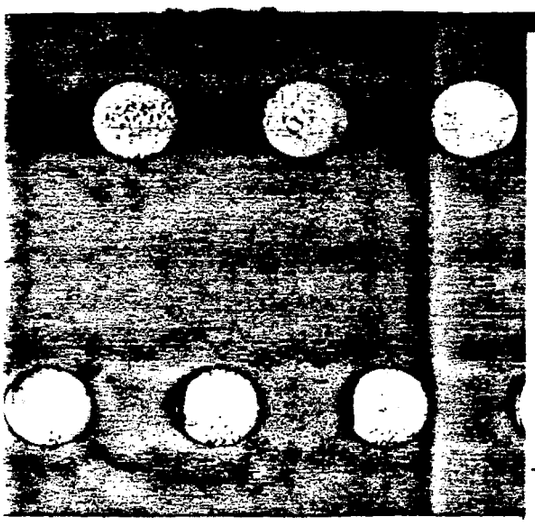
Thence, S 55°-43' W - 161.20 feet to a point; said point being a common boundary corner of the said Hughes property and the Frank Tatum, etux property as recorded in Book 4080, Page 551 RODC,Tn;

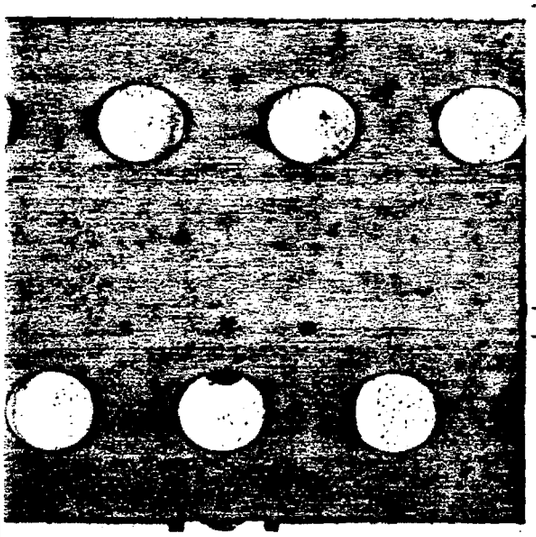
Thence, leaving the said boundary line of Hughes and with the easterly boundary line of the said Tatum property, the Ming Hsien Hwang property as recorded in Book 7942, Page 9 RODC,Tn. and the aforementioned James H. Baker, etux property, and generally with an old fence line, N 14°-41'-46" W 717.62 feet to an iron rod by a fence post; said iron rod being Baker's northeast boundary corner;

Thence, with Baker's northerly boundary line and generally with an old fence line S 75°-13'-28" W - 186.55 feet to an iron rod by an old Hackberry Tree;

Thence, S 78°-02'-11" W - 330.51 feet to the POINT OF BEGINNING.

Containing 48.84 Acres (2,127,662 square feet)





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

RECEIVED OF _____

FOR _____

BOOK 9803 PG 678

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
610500.00
CON TX 2258.85
PRFEE 1.00
WDEED 16.00
TOTAL 2275.85
CHECK 2275.85
09/22/95 01 13:23 0001 8077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104028
IDENTIF. # REFERENCE

95 SEP 22 PM 1:2
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 956898