57

BOOK 9857 PG 104

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,784,370.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 1995.

Notary Public

My commission expires:

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires NOV 20, 1996

95 NOV 10 PM 3:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0122089
IDENTIFICATION REFERENCE

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Jackson Downs, L.P. 5570 Glenridge Dr. Atlanta, Ga. 30342	Same	Map: 85 Parcel: 55 (Portion of)

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 of which is hereby acknowledged, **Mathews Partners, Inc.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jackson Downs, L.P., a Georgia limited partnership (the "Grantee"), its successors and

assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

Together with a non-exclusive easement for vehicular and pedestrian access, ingress and egress over that certain parcel of land described in Exhibit B attached hereto, said easement to terminate upon conveyance of said land to The Metropolitan Government of Nashville, Davidson County, Tennessee..

This conveyance is subject to the following:

1. Sanitary sewer easement to Metropolitan Government of record in Book 4819, page 866, Register's Office for Davidson County, Tennessee.

2. Overhead easement to Nashville Electric Service of record in Book 5848, page 105, Register's Office for Davidson County, Tennessee.

3. Encumbrance as to Lot 10 of Tract II only: Deed of Trust dated September 25, 1987 executed by RCM Interests and recorded in Book 7363, page 617, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Deed of Trust Note and Deed of Trust and Guaranty of record in Book 8280, page 993, said Register's Office, as further amended by Second Amendment to Deed of Trust of record in Book 8369, page 957, said Register's Office, as further amended by Third Amendment to Deed of Trust of record in Book 8420, page 560, said Register's Office, as further amended by Second Amendment to Deed of Trust Note and Deed of Trust and Guaranty of record in Book 8672, page 323, said Register's Office, as further amended by Amendment to Deed of Trust of record in Book 9350, page 147, said Register's Office and Cross-Collateralization Agreement of record in Book 8281, page 11, as amended in Book 8369, page 614, said Register's Office, as consolidated, amended and restated by Consolidated, Amended and Restated Cross-Default and Cross-Collateralization Agreement of record in Book 9350, page 151, said Register's Office.

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 10, 1995.

MATHEWS PARTNERS, INC.

By: Robert C. H. Mathews III

Its: Vice President

BOOK 9857 PG 107

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert H. Mathews III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President or other officer authorized to execute this instrument on behalf of Mathews Partners, Inc., the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office on this the 10th day of November, 1995.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

rcmdir\realmark.gwd

EXHIBIT A

SURVEYOR'S DESCRIPTION

Developer Tract "A"
Lots 7, 11 and 12

Parcel I

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Lebanon Pike (variable width right-of-way) and on the northerly side of Jackson Downs Boulevard (60-foot right-of-way), being Lot Numbers 7, 11, and 12 as shown on the ALTA/ACSM Property Line Survey by Barge, Waggoner, Sumner and Cannon, Inc., dated June 7, 1995, last revised November 2, 1995; and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way line of Lebanon Pike, said iron pin being the northeast property corner of Lot 3, First Revision Section 3, Jackson Downs as of record in Book 8250, Page 296, R.O.D.C.;

THENCE, with said southerly right-of-way line of Lebanon Pike N 45° 18' 00" E, 522.00 feet to an iron pin set;

THENCE, leaving said southerly right-of-way line of Lebanon Pike with the westerly line of Lot 8 the following calls:

S 44° 42' 00" E, 188.00 feet to a point;

S 45° 18' 00" W, 39.01 feet to a point;

S 61° 26' 36" E, 280.79 feet to a point;

N 60° 31' 13" E, 66.48 feet to a point;

S 61° 26' 36" E, 198.04 feet to a point;

S 28° 33' 24" W, 10.00 feet to a point;

S 61° 26' 36" E, 65.00 feet to a point;

S 28° 33' 24" W, 98.00 feet to a point;

S 61° 26' 36" E, 153.18 feet to an iron pin set in the northerly right-of-way line of Jackson Downs Boulevard;

THENCE, with said northerly right-of-way S 30° 22' 07" W, 15.00 feet to an iron pin set;

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

N 61° 26' 36" W, 137.70 feet to a point;

S 28° 33' 24" W, 405.91 feet to a point;

N 61° 26' 36" W, 325.87 feet to a point;

N 28° 33' 24" E, 17.96 feet to a point;

N 61° 26' 36" W, 404.90 feet to an iron pin set;

S 45° 18' 00" W, 8.32 feet to an iron pin set in the boundary line of Lot 4, First Revision Section 3, Jackson Downs as of record in Book 8250, Page 296, R.O.D.C.;

THENCE, with said easterly line of said Lot 3 and 4
N 44° 42' 00" W, 188.00 feet to the point of beginning.

Containing 421,547 square feet or 9.68 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
June 5, 1995
File 5166-23
Revised July 19, 1995

wbw\23SD602.WP6

EXHIBIT A - Continued

Lots 9 and 10

Parcel II

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the southerly said of Lebanon Pike (variable width right-of-way) and on the northerly side of Jackson Downs Boulevard (60-foot right-of-way), being contiguous Lots Numbered 9 and 10 as shown on the ALTA/ACSM Property Line Survey by Barge, Waggoner, Sumner and Cannon, Inc., dated June 7, 1995, last revised November 2, 1995; and being more particularly described as follows:

Lot 9:

Beginning at an iron pin set in the southerly right-of-way line of Lebanon Pike, said iron pin being the following bearings and distances: N 45°18' 00" E, 960.37 feet, N 53° 42' 00" E, 26.74 feet, as measured along said southerly right-of-way line of Lebanon Pike, from the northeast property corner of Lot 3, First Revision Section 3, Jackson Downs as of record in Book 8250, Page 296, R.O.D.C.;

Thence, N 53° 40' 00" E, 201.93 feet to an iron pin set in said right-of-way line of Lebanon Pike;

Thence, leaving said right-of-way line of Lebanon Pike with the westerly line of Lot 10 the following calls:

S 61° 26' 36" E, 301.68 feet to a point;

N 42° 31' 03" E, 220.92 feet to an iron pin set in the westerly right-of-way of Jackson Downs Boulevard;

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

along a curve to the right 162.86 feet to an iron pin set, said curve having a central angle of 08° 19' 53", a radius of 1,120.00 feet, a tangent of 81.57 feet, and a chord of S 16° 26' 40" E, 162.71 feet;

12° 16' 44" E, 124.20 feet to an iron pin set;

along a curve to the right 314.92 feet to an iron pin set, said curve having a central angle of 31° 39' 18", a radius of 570.00 feet, a tangent of 161.59 feet, and a chord of S 03° 32' 56" W, 310.93 feet;

Thence, leaving said right-of-way line the following calls:

N 61° 26' 36" W, 154.66 feet to a point;

S 28° 33" 24" W, 10.00 feet to a point;

N 61° 26' 36" W, 244.39 feet to a point;

N 28° 33' 24" E, 103.61 feet to a point;

N 61° 26' 36" W, 369.45 feet to the point of beginning.

Lot 10:

Beginning at an iron pin set in the southerly right-of-way line of Lebanon Pike, said iron pin being the following bearings and distances: N 45° 18' 00"E, 960.37 feet, N 53° 42' 00" E, 228.67 feet, as measured along said right-of-way line of Lebanon Poke, from the northeast property corner of Lot 3, First Revision Section 3, Jackson Downs as of record in Book 8250, page 296, R.O.D.C.;

Thence, with said right-of-way line of Lebanon Pike the following calls:

N 53° 42' 00" E, 144.07 feet to a existing concrete monument;

N 85° 30' 00" E, 237.81 feet to an iron pin set:

N 29° 17' 00" E, 27.22 feet to an iron pin set in the westerly right-of-way line of Jackson Downs Boulevard;

Thence, with said right-of-way line of Jackson Downs Boulevard along a curve to the right 119.13 feet to an iron pin set, said curve having a central angle of 06° 05' 40", a radius of 1,120.00 feet, a tangent of 59.62 feet, and a chord of S 23° 39' 26" E, 119.07 feet;

Thence, leaving said right-of-way line of Jackson Downs Boulevard with the northerly property line of Lot 9 the following calls:

S 42° 31' 03" W, 220.92 feet to a point;

N 61° 26' 36" W, 301.68 feet to the point of beginning.

Parcel II contains 248,481 square feet or 5.70 acres, more or less.

Being a portion of the same property conveyed to Mathews Partners, Inc. by quitclaim deed of record in Book 9350, page 190, Register's Office for Davidson County, Tennessee.

rcmdir\jkdwnprp.des

EXHIBIT B

SURVEYOR'S DESCRIPTION

Proposed Jackson Downs Boulevard

Being 60-foot of right-of-way in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Lebanon Pike (variable width right-of-way) as shown on the ALTA/ACSM Property Line Survey by Barge, Waggoner, Sumner and Cannon, Inc., dated June 7, 1995, last revised November 7, 1995; and being more particularly described as follows:

BEGINNING at the northeast property corner of Lot 66 Rivers Edge, Section One, Jackson Downs as of record in Book 7900, Page 557, R.O.D.C., in the southerly right-of-way line of Jackson Downs Boulevard (60-foot right-of-way);

THENCE, with the right-of-way line of proposed Jackson Downs Boulevard, the following calls:

N 17° 43' 23" W, 60.00 feet to an iron pin set;

along a curve to the left 100.10 feet to an iron pin set, said curve having a central angle of 19° 46' 37", a radius of 290.00 feet, a tangent of 50.55 feet and a chord on N 62° 23' 19" E, 99.60 feet;

N 52° 30' 00" E, 173.61 feet to an iron pin set;

along a curve to the left 234.86 feet to an iron pin set, said curve having a central angle of 36° 22' 10", a radius of 370.00 feet, a tangent of 121.54 feet, and a chord of N 34° 18' 55" E, 230.94 feet;

N 16° 07' 50" E, 189.97 feet to an iron pin set;

along a curve to the right 106.85 feet to a concrete monument set, said curve having a central angle of 14° 14' 17", a radius of 430.00 feet, a tangent of 53.70 feet, and a chord of N 23° 14' 58" E, 106.58 feet;

N 30° 22' 07" E, 550.05 feet to a concrete monument set;

along a curve to the left 424.27 feet to an iron pin set, said curve having a central angle of 42° 38' 50", a radius of 570.00 feet, a tangent of 222.50 feet, and a chord on N 09° 02' 42" E, 414.54 feet;

N 12° 16' 44" W, 124.20 feet to an iron pin set;

along a curve to the left 281.99 feet to an iron pin set in the southerly right-of-way line of U.S. Highway 70 (variable width right-of-way), said curve having a

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

central angle of 14° 25' 32", a radius of 1,120.00 feet, a tangent of 141.74 feet, and a chord of N 19° 29' 30" W, 281.24 feet;

THENCE, with said right-of-way line of Lebanon Pike, N 29° 17' 00" E, 71.56 feet to an iron pin set;

THENCE, leaving said right-of-way line of Lebanon Pike with a severance line along the easterly right-of-way of proposed Jackson Downs Boulevard, the following calls:

along a curve to the right 337.13 feet to an iron pin set, said curve having a central angle of 16° 22' 11", a radius of 1,180.00 feet, a tangent of 169.72 feet, and a chord of S 20° 27' 49" E, 335.99 feet;

S 12° 16' 44" E, 124.20 feet to an iron pin set;

along a curve to the right 468.93 feet to an iron pin set, said curve having a central angle of 42° 38' 50", a radius of 630.00 feet, a tangent of 245.93 feet, and a chord of S 09° 02' 42" W, 458.18 feet;

S 30° 22' 07" W, 550.05 feet to an iron pin set;

along a curve to the left 91.95 feet to an iron pin set, said curve having a central angle of 14° 14' 17", a radius of 370.00 feet, a tangent of 46.21 feet, and a chord of S 23° 14' 58" W, 91.71 feet;

S 16° 07' 50" W, 189.97 feet to an iron pin set;

along a curve to the right 144.66 feet to an iron pin set, said curve having a central angle of 19° 16' 31", a radius of 430.00 feet, a tangent of 73.02 feet, and a chord of S 25° 46' 05" W, 143.98 feet;

S 37° 30' 00" E, 19.00 feet to an iron pin set;

S 53° 28' 56" W, 90.01 feet to an iron pin set;

along a curve to the right 36.44 feet to an iron pin set, said curve having a central angle of 04° 51' 19", a radius of 430.00 feet, a tangent of 18.23 feet, and a chord of S 50° 04' 20" W, 36.43 feet;

S 52° 30' 00" W, 173.61 feet to an iron pin set;

LEGIBILITY OF WRITING, ETC. IS UNSATISFACTORY WHEN RECEIVED
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9857 PG 114

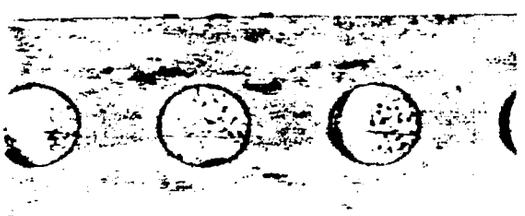
along a curve to the right 120.81 feet to the point of beginning, said curve having a central angle of 19° 46' 37", a radius of 350.00 feet, a tangent of 61.01 feet, and a chord of S 62° 23' 20" W, 120.21 feet.

Containing 135,469 square feet or 3.11 acres, more or less.

7413 11/10 0101 03CHECK 6647.28

Barge, Waggoner, Sumner and Cannon, Inc.
June 7, 1995
File 5166-23
Revised November 8, 1995

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED







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

RECEIVED OF _____

FOR _____

BOOK 9857 PG 115

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
1784370.00
CON TX 6602.28
PRFEE 1.00
WDEED 44.00
TOTAL 6647.28
CHEK 6647.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/95 01 15:10 0001 7418

0122089
IDENTIF. ↑ REFERENCE

95 NOV 10 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976001