BK 10016 PG 209

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Opryland Attractions, Inc. 2802 Opryland Drive Nashville, TN 37214	SAME	Map 62-13, Parcel 128

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 is hereby acknowledged, Hugh D. Claughton, Sr., an individual resident of the State of Tennessee (the "Grantor"), does hereby transfer and convey unto Opryland Attractions, Inc., a Delaware corporation (hereinafter referred to as the "Grantee") and to the said Grantee's successors and assigns certain real property located in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

This is improved property known as 2500 McGavock Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever. The Grantor covenants that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, the Grantor further covenants and binds himself, his successors and representatives to warrant and defend forever the title to said Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, as of the 1st day of April, 1996.

HUGH D. CLAUGHTON, SR., an individual resident of the State of Tennessee

Hugh D. Claughton Sr

BOOK 10016 PG 210

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **HUGH D. CLAUGHTON, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the within named bargainor, who executed the within instrument, and have initialled each page of **Exhibits A and B** hereto, for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of March, 1996.

Joy S. Bishop
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/24/98

BOOK 10016 PG 211

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $409.000.00.

Affiant

Sworn to and subscribed before me
this 17 day of April, 1996.

Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

The property is located at the intersection of McGavock Pike and the Cumberland River. The street address is 2500 McGavock Pike. The property is identified on the Tax Maps of Metropolitan/Nashville Davidson County as Map 62-13, Parcel 128. The metes and bounds descriptions are found in the Deeds of Record as reported in Deed Book 5576, Page 910 and Deed Book 6529, Page 458, Register's Office Davidson County, Tennessee. The second deed provides an access strip along the property to the north from Two Pennington Bend Road from the subject property. See attached legal description and map.

HDC 4L

5143
3/25/96

BOOK 10016 PG 213

PROPERTY DESCRIPTION

A tract of land in the Seventh Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Parcel 128 on Tax Map 62-13 and being more particularly described by a boundary survey by Ragan-Smith-Associates, Inc. dated March 22, 1996, Job No. 96-030 as follows:

Beginning at a P.K. nail on the westerly right-of-way line of Pennington Bend Road near the intersection of McGavock Pike, said P.K. nail being the southeasterly corner of Parcel 126, Tax Map 62-13 owned by Robert T. Ridley by deed recorded in Book 8008, Page 909, R.O.D.C., Tennessee, and being the northeasterly corner of the herein-described tract; thence,

1. With the extension of the westerly right-of-way line of Pennington Bend Road and crossing original McGavock Pike (closed by Metro Council Bill #081-806), S5°45'14"E, 10.98 feet to a P.K. nail set; thence,

2. S20°28'18"E, passing the northwest corner of Parcel 127 on Tax Map 62-13 owned by Opryland U.S.A., Inc. by Deed Book 6127, Page 699, R.O.D.C., Tennessee at 19.69 feet, a total of 260.99 feet to an existing iron pin, corner of Parcel 127 and 129; thence,

3. With the north line of Parcel 129 owned by Opryland U.S.A., Inc., N88°47'18"W, passing a witness iron pin at 181.10 feet, a total of 275.10 feet to a point on the low water mark of the Cumberland River as set out in Deed Book 769, Page 231, R.O.D.C., Tennessee; thence,

4. With the low water mark of Cumberland as set out in Deed Book 769, Page 231, R.O.D.C., Tennessee, N24°41'44"W, 224.31 feet to a point at the southwest corner of parcel 126; thence,

5. With the south line of Parcel 126, N77°15'57"E, passing a witness iron pin at 63.03 feet, a total of 170.04 feet to a P.K. nail at the beginning of a curve; thence,

6. Continuing with the south line of Parcel 126 with a curve to the right (radius 500.00 feet) northeastwardly a distance of 111.05 feet to the point of beginning and having a chord bearing and distance of N85°41'03"E , 110.823 feet and containing 66,410 square feet or 1.525 acres.

Being the remaining part of the same property conveyed to Hugh D. Claughton from the Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 5578, Page 910, R.O.D.C., Tennessee and the same property conveyed to Hugh D. Claughton from Robert D. Ridley by deed recorded in Book 6529, Page 458, R.O.D.C., Tennessee.

H, L. C. AL

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

10016 PG 214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Hugh D. Claughton	Same	Map 62-13
6043 Charlotte Ave		Parcel 128
Nash. Tenn 37209		

WARRANTY DEED BOOK 5576 PAGE 910

For and in consideration of the sum of Fifty Five Thousand Dollars and No/100---------- ($55,000.00)----------DOLLARS

The Metropolitan Government of Nashville and Davidson County, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said Hugh D. Claughton

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly margin of the Williams Ferry Road 3242.8 feet North 85° West from a corner stone on the southern margin of Williams Ferry Road between the property of O. H. Tidwell and I. W. Richardson; thence South 19.25° East 261 feet to a stake; thence North 87° West 200 feet to the top of the bank of the Cumberland River; thence continuing along this line approximately 75 feet to low water mark of the Cumberland River; thence along the meanderings of the low water mark approximately 260 feet in a northwesterly direction; thence South 87° East approximately 100 feet to the top of the bank of the Cumberland River; thence continuing 160 feet to the beginning, containing 1.5 acres, more or less.

Being the same property conveyed to Davidson County, Tennessee, now the Metropolitan Government of Nashville and Davidson County, Tennessee, from I. W. Richardson and wife, Nancy E. Richardson, of record in Book 769, Page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

unimproved ( )
This is improved ( ) property, known as 2500 McGavock Pike
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

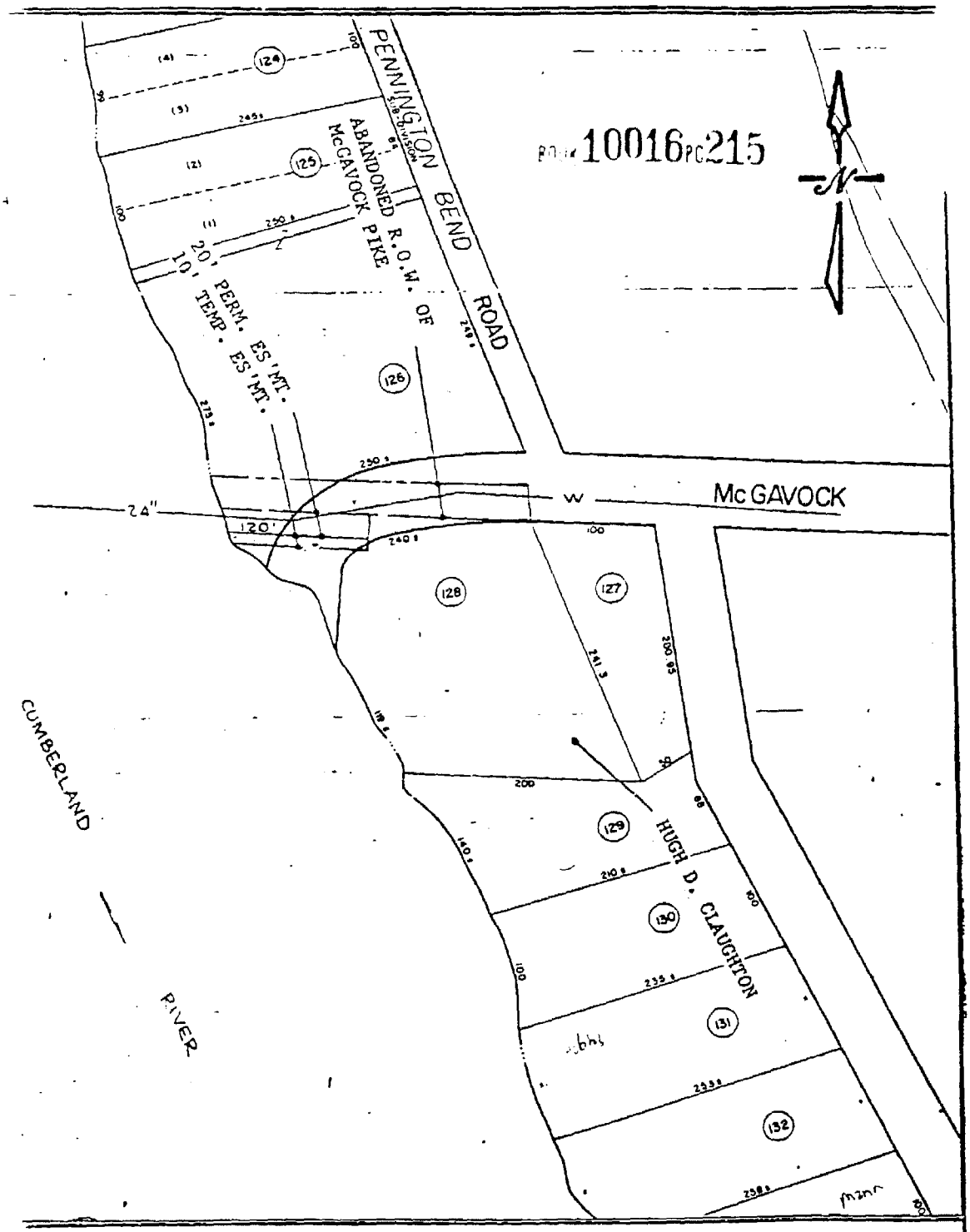
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, 19____.

HDC

OFF REC

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MAP SHOWING

DEDICATION OF EASEMENT

TO THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
FROM
HUGH D. CLAUGHTON

PROJECT NO 83-WC-50A	EASEMENT NO 1-9	TRINITY-STONES W/M SYSTEM
SCALE 1"=100'	PARCEL NO 62-13-178	DATE 8-3-83
		BY

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

EXHIBIT B
PERMITTED TITLE EXCEPTIONS

BOOK 10016 PG 216

1. Cumberland River Flowage Easement of record in Book 2198, Page 447, said Register's Office.

2. Easement for water mains and appurtenances of record in Book 6218, Page 196, said Register's Office.

3. Title to that portion of the premises lying between the low and high water marks of the Cumberland River.

4. Easements retained in Metro Council Bill No. 81-806.

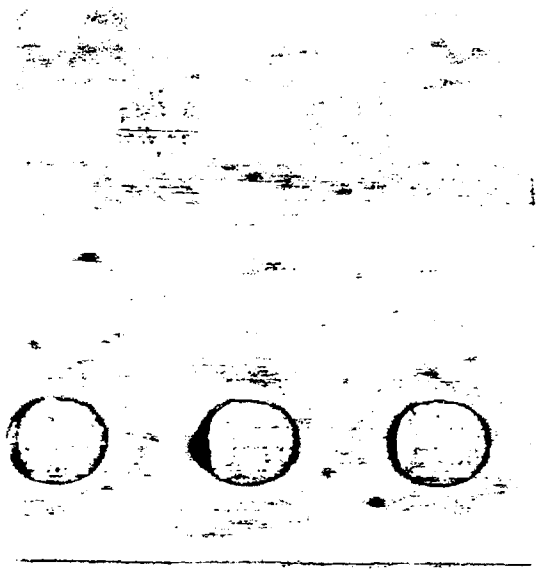
0171649

IDENTIFICATION REFERENCE

95 FEB 16 AM 8:48

MAIL ENV.

11, B, C, 41



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

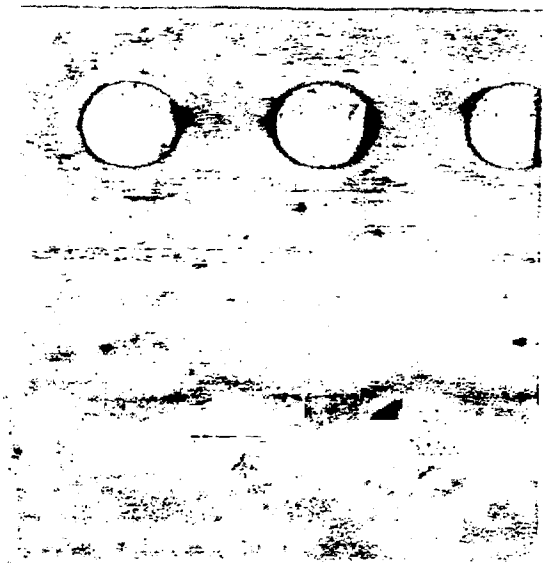
RECEIVED OF _____

FOR _____

RECD 10016 PG 217

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			PAY	
				07300 00
			CO TX	1513 30
			PRFEE	1 00
			MISC	32 00
			TOTAL	1546 30
			CHECK	1546 30
04/16/96	02	08:40	0001	0823



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171649
IDENTIF. & REFERENCE

96 APR 16 AM 8:4
FELIX Z.
DAVID

No. 1028779