BOX 28

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,700.00.

Jane B. Stranch Ed/Jea.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1996.

Jo Ann Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-28-98
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

BOOK 10037 PG 477

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 SECOND AVENUE, NORTH, 4TH FLOOR, NASHVILLE, TN 37201

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) POPLAR CREEK DEVELOPMENT COMPANY	(NAME) SAME AS PROPERTY OWNER	MAP: 155 PARCEL: 203
(STREET ADDRESS OR ROUTE NO.) 227 SECOND AVENUE, NORTH	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TN 37201-1631	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **FIRST HOTEL INVESTMENT CORPORATION**, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **POPLAR CREEK DEVELOPMENT COMPANY**, hereinafter called the **GRANTEES**, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Description attached as ***EXHIBIT A*** and ***EXHIBIT B***.

Being part of the same property conveyed to **FIRST HOTEL INVESTMENT CORPORATION**, by Deed from **CECIL D. BRANSTETTER**, of record in Book 10032, Page 471, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as **POPLAR CREEK ESTATES, PHASE IV AND V.**

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **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 hands this 29th day of April, 1996. BOOK 10037 PG 478

FIRST HOTEL INVESTMENT CORPORATION

BY: Gerald P. Segner
GERALD P. SEGNER
Vice President

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the commonwealth and county aforesaid, personally appeared **GERALD P. SEGNER**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Vice-President** of **FIRST HOTEL INVESTMENT CORP.**, a Delaware corporation, and that he, as such **Vice-President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Vice-President**.

WITNESS my hand and official seal at Pittsburgh, Pennsylvania, on this the 29th day of April, 1996.

Elaine K. Youngwirth
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notarial Seal
Elaine K. Youngwirth, Notary Public
Pittsburgh, Allegheny County
My Commission Expires April 2, 1998
Member, Pennsylvania Association of Notaries

96 MAY -2 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

7409 05/02 2101 03CHECK 2361.97

EXHIBIT
A

PROPERTY DESCRIPTION

Poplar Creek IV

BOOK 10037 PG 479

All that tract or parcel of land lying and being in the Ninth Civil District of Davidson County, Tennessee, being a portion of Cecil D. Branstetter property shown on Tax Map 155 as Parcel 203 and recorded in Deed Book 4745, Page 599, in the Register's Office of Davidson County (R.O.D.C.) and is more particularly described as follows;

BEGINNING at an iron pin on the Southerly right-of-way of Autumnwood Drive at the Northwesterly corner of Herman F. Zimmerman property recorded in Deed Book 7671 Page 597 R.O.D.C. being Lot 100 of Poplar Creek Estates Phase II recorded in Plat Book 6900, Page 339 R.O.D.C. ,

1. Thence, following Poplar Creek Estates Phase II for the next six calls, South 29° 05' 17" West for a distance of 120.40 feet to a concrete monument;

2. Thence, North 88° 55' 07" West for a distance of 130.54 feet to a concrete monument;

3. Thence, North 54° 23' 31" West for a distance of 329.07 feet to a concrete monument;

4. Thence, South 81° 22' 58" West for a distance of 98.77 feet to a concrete monument;

5. Thence, South 27° 55' 46" West for a distance of 100.04 feet to a concrete monument;

6. Thence, South 08° 39' 07" West for a distance of 193.31 feet to an iron pin at the Northeasterly corner of Poplar Creek Estates Phase III, Section "A" recorded in Plat Book 7900, Page 696 R.O.D.C.;

7. Thence, following Poplar Creek Estates Phase III, Section "A" for the next two calls North 73° 37' 06" West for a distance of 314.89 feet to an iron pin;

8. Thence, North 22° 26' 38" West for a distance of 249.56 feet to an iron pin at the Southeasterly corner of Cecil D. Branstetter property recorded in Deed Book 4745, Page 599 R.O.D.C.;

9. Thence, following the Southerly line of Cecil D. Branstetter property for the next four calls, North 19° 00' 06" West for a distance of 131.11 feet to an iron pin;

10. Thence, North 65° 03' 35" East for a distance of 668.75 feet to an iron pin,

11. Thence, South 81° 55' 50" East for a distance of 272.50 feet to an iron pin;

12. Thence, South 57° 22' 06" East for a distance of 373.16 feet to an iron pin on the Westerly line of Poplar Creek Estates Phase II;

13. Thence, following the Westerly line of Poplar Creek Estates Phase II for the next three calls, South 32° 34' 43" West for a distance of 133.08 feet to an iron pin;

14. Thence, South 49° 53' 12" East for a distance of 33.79 feet to an iron pin;

15. Thence, South 29° 05' 17" West for a distance of 166.72 feet to the POINT OF BEGINNING;

Said tract contains 11.91 Acres more or less.

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

EXHIBIT
B

PROPERTY DESCRIPTION

Cecil D. Branstetter
Map 155, Parcel 203

prior 10037 PG 480

All that tract or parcel of land lying and being in the Ninth Civil District of Davidson County, Tennessee, being a portion of Cecil D. Branstetter property shown on Tax Map 155 as Parcel 203 and recorded in Deed Book 4745, Page 599, in the Register's Office of Davidson County (R.O.D.C.) and is more particularly described as follows;

BEGINNING at a point on the Southerly right-of-way of Poplar Creek Road at the Northeasterly corner of Section One, Allens Green Subdivision recorded in Plat Book 7900, Page 632 R.O.D.C.;

1. Thence, following the Southerly right-of-way of Poplar Creek Road for the next nine calls, along a curve to the left having a radius of 1257.77 feet, an arc length of 91.32 feet, an interior angle of 04° 09' 36" and being subtended by a chord of North 68° 19' 06" East for a distance of 91.30 feet to a point;

2. Thence, North 66° 14' 18" East for a distance of 263.02 feet to a point;

3. Thence, North 23° 45' 42" West for a distance of 5.00 feet to a point;

4. Thence, North 66° 14' 18" East for a distance of 31.19 feet to a point;

5. Thence, along a curve to the right having a radius of 904.12 feet, an arc length of 164.31 feet, an interior angle of 10° 24' 45" and being subtended by a chord of North 71° 20' 44" East for a distance of 164.08 feet to a point;

6. Thence, South 13° 26' 51" East for a distance of 5.00 feet to a point,

7. Thence, along a curve to the right having a radius of 899.12 feet, an arc length of 200.52 feet, an interior angle of 12° 46' 41" and being subtended by a chord of North 82° 56' 26" East for a distance of 200.10 feet to a point;

8. Thence, North 89° 19' 47" East for a distance of 377.52 feet to a point,

9. Thence, along a curve to the right having a radius of 751.31 feet, an arc length of 47.48 feet, an interior angle of 03° 37' 10" and being subtended by a chord of South 88° 51' 39" East for a distance of 47.45 feet to a point on the Northwesterly corner of Cecil D. Branstetter and Charlotte C. Branstetter property recorded in Deed Book 3811, Page 233 R.O.D.C.;

10. Thence, South 06° 14' 08" West for a distance of 300.00 feet leaving the Southerly right-of-way of Poplar Creek Road and along a new line to a point;

11. Thence, South 04° 55' 19" West for a distance of 450.00 feet to a point,

12. Thence, South 65° 03' 35" West for a distance of 500.00 feet to a point;

13. Thence, South 19° 00' 06" East for a distance of 628.18 feet to a point on the Northerly line of Poplar Creek Estates, Phase III, Section A recorded in Plat Book 7900, Page 696 R.O.D.C.;

14. Thence, South 70° 05' 49" West for a distance of 371.77 feet along the Northerly line of Poplar Creek Estates, Phase III, Section A and Section B recorded in Plat Book 7900 Page, 993 R.O.D.C. to a point;

15. Thence, South 56° 06' 58" West for a distance of 354.43 feet along the Northerly line of Poplar Creek Estates, Phase III, Section B, to a point on the Easterly line of Section 2, Allens Green recorded in Plat Book 9700, Page 26 R.O.D.C.;

16. Thence, following the Easterly line of Section 2 Allens Green for the next eleven calls North 04° 27' 16" West for a distance of 130.35 feet to a point;

17. Thence, North 04° 59' 46" West for a distance of 185.80 feet to a point;

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18. Thence, North 03° 42' 52" West for a distance of 208.88 feet to a point;

19. Thence, North 04° 19' 54" West for a distance of 385.88 feet to a point;

20. Thence, North 02° 25' 16" West for a distance of 11.55 feet to a point;

21. Thence, North 04° 45' 36" West for a distance of 296.53 feet to a point;

22. Thence, North 05° 58' 09" West for a distance of 80.12 feet to a point;

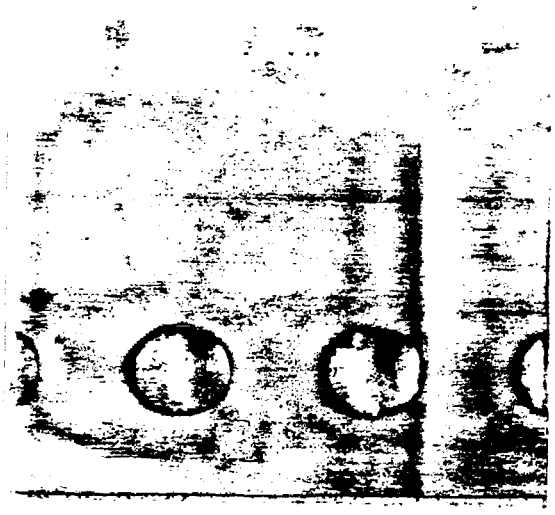
23. Thence, North 09° 01' 05" West for a distance of 75.84 feet to a point;

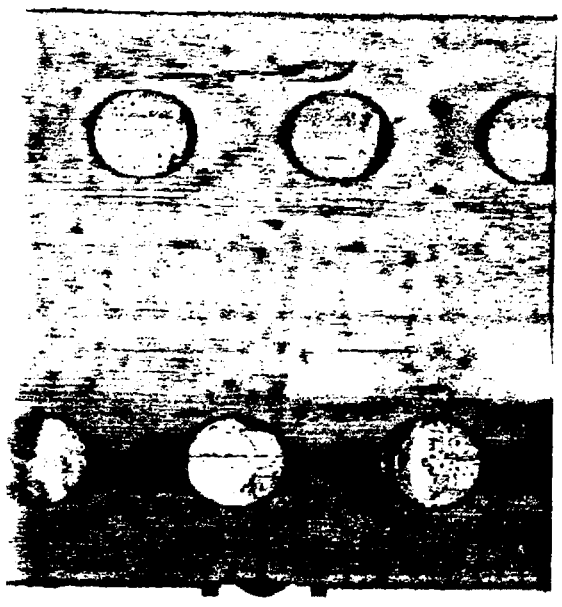
24. Thence, North 06° 17' 14" West for a distance of 12.84 feet to a point

25. Thence, North 08° 45' 33" West for a distance of 114.20 feet to a point;

26. Thence, North 09° 36' 14" West for a distance of 156.18 feet to the POINT OF BEGINNING;

Said tract contains 30.27 Acres more or less.





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

RECEIVED OF _____

FOR _____

BOOK 10037 PG 482

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
632700.00
CON TX 2340.99
PRFEE 1.00
WDEED 20.00
TOTAL 2361.99
CHECK 2361.99

05/02/96 01 15:07 0001 7409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177935
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1035441