This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

BOOK 10096 PG 693

Send Tax Bills to New Owner at:

WEXFORD DOWNS, LLC
One Northchase, Suite 211
1000 Northchase Drive
Goodlettsville, TN 37072

Map 6D 5645
Parcel 192-74

GENERAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THAT ANNE W. PIERCE, REBECCA WILLIAMS AND ELIZABETH W. SELF (herein collectively called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by WEXFORD DOWNS, LLC, a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit A attached hereto

This is unimproved property located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

0196062

96 JUN 24 PM 4:14

REGISTER
DAVIDSON CO. TN.

PICK-UP

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 24 day of June, 1996.

GRANTOR:

Anne W. Pierce
ANNE W. PIERCE

Rebecca Williams
REBECCA WILLIAMS

Elizabeth W. Self
ELIZABETH W. SELF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Anne W. Pierce, unmarried A.S.P. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 24 day of June, 1996.

Notary Public

My Commission Expires:
3-27-99

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Rebecca Williams, and husband Harry Hunt Williams A.S.P. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. they A.S.P.

WITNESS my hand, at office in Nashville, Tennessee this 24 day of June, 1996.

Notary Public

My Commission Expires:
3-27-99

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1999

BOOK 10096 PG 695

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Elizabeth W. Self, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 24 day of June, 1996.

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:
3-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Five Hundred Forty Nine Thousand One Hundred Seventy Five and 00/100 Dollars ($549,175.00).

AFFIANT

Sworn to and subscribed before me
this 24th day of June, 1996.

Notary Public

My Commission Expires:

JAG/e5

7116 06/24 0101 03CHECK 2048.95

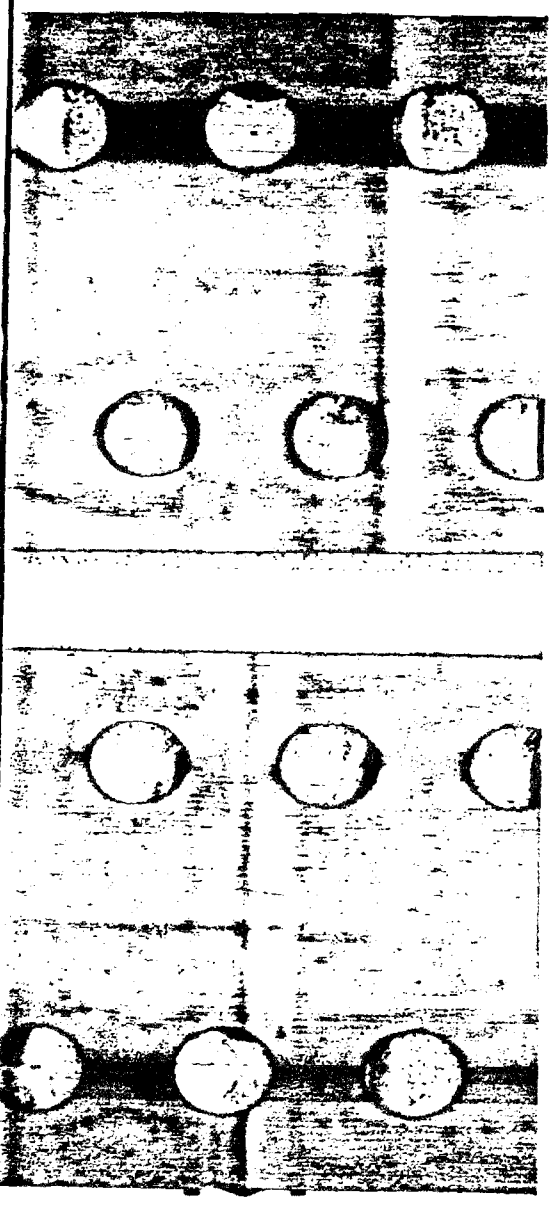
EXHIBIT "A"

Property Description
Wexford Downs, Section One

Being a 22.311 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Rebecca W. Williams et al, as evidenced by instrument of record in Deed Book 6509 page 361, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the northerly margin of Holt Road (50' Right-of-way), said point being the most southeasterly corner of the afore-said Williams Property and the most southwesterly corner of the property conveyed to Adelaide Caldwell Simpson, as evidenced by deed of record in Deed Book 5552 page 855, Register's Office Davidson County, Tennessee;
Thence with said margin of Holt Road,
North 88 Degrees 07 Minutes 23 Seconds West a distance of 1008.33 Feet to an iron pin set at the intersection of the northerly margin of Holt road and the easterly margin of Edmonson Pike;
Thence with said margin of Edmonson Pike (30 Feet east of Centerline),
North 22 Degrees 19 Minutes 50 Seconds West a distance of 1374.51 Feet to a point;
Thence with a new line, severing said Williams Property, the following calls:
North 38 Degrees 22 Minutes 05 Seconds East a distance of 108.94 Feet to a point;
Thence North 68 Degrees 30 Minutes 14 Seconds East a distance of 69.39 Feet to a point;
Thence North 84 Degrees 35 Minutes 23 Seconds East a distance of 68.93 Feet to a point;
Thence South 82 Degrees 31 Minutes 45 Seconds East a distance of 64.01 Feet to a point;
Thence South 70 Degrees 53 Minutes 01 Seconds East a distance of 90.00 Feet to a point;
Thence North 19 Degrees 06 Minutes 59 Seconds East a distance of 14.26 Feet to a point;
Thence South 70 Degrees 53 Minutes 01 Seconds East a distance of 150.00 Feet to a point,
Thence South 38 Degrees 20 Minutes 32 Seconds East a distance of 29.66 Feet to a point
Thence South 77 Degrees 00 Minutes 04 Seconds East a distance of 37.64 Feet to a point;
Thence South 12 Degrees 59 Minutes 56 Seconds West a distance of 92.65 Feet to a point;
Thence South 01 Degrees 40 Minutes 46 Seconds West a distance of 175.75 Feet to a point;
Thence South 18 Degrees 27 Minutes 05 Seconds East a distance of 119.61 Feet to a point;
Thence South 45 Degrees 32 Minutes 53 Seconds East a distance of 41.98 Feet to a point;
Thence South 66 Degrees 40 Minutes 00 Seconds East a distance of 138.20 Feet to a point;
Thence North 62 Degrees 00 Minutes 40 Seconds East a distance of 89.52 Feet to a point;
Thence North 44 Degrees 34 Minutes 42 Seconds East a distance of 99.51 Feet to a point;
Thence South 16 Degrees 25 Minutes 52 Seconds East a distance of 33.33 Feet to a point;
Thence South 21 Degrees 09 Minutes 44 Seconds East a distance of 173.12 Feet to a point;
Thence South 28 Degrees 25 Minutes 21 Seconds East a distance of 173.12 Feet to a point;
Thence South 37 Degrees 03 Minutes 12 Seconds East a distance of 168.70 Feet to a point;
Thence South 33 Degrees 23 Minutes 31 Seconds East a distance of 281.06 Feet to a point;
Thence South 77 Degrees 28 Minutes 19 Seconds East a distance of 117.83 Feet to a point;
Thence North 57 Degrees 05 Minutes 41 Seconds East a distance of 163.00 Feet to a point in the westerly line of the afore-mentioned Simpson Property;
Thence with the westerly line of said Simpson Property,
South 00 Degrees 09 Minutes 59 Seconds West a distance of 313.98 Feet to the point of beginning, containing 971,881 square feet or 22.311 acres, more or less.

Harris S. Williams, spouse of Rebecca Williams and Leslie O. Self, spouse of Elizabeth W. Self, join in this conveyance for the purpose of conveying all right, title and interest, marital or otherwise which they may have in the subject property, now or in the future.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10096 PG 697

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	
			549175.00	
			CON TX	2031.95
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2048.95
			CHECK	2048.95
06/24/96	01	16:15	0001	7116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196062
IDENTIF. # REFERENCE

96 JUN 24 PM 4:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1054888