STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,950,000.00

Affiant

Sworn to and Subscribed before me on this the 22nd day of July, 1996.

NOTARY PUBLIC
My Commission Expires: Nov 10, 1998

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BOOK 10128 PG 244

96 JUL 22 PM 2:34
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0206045

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Bibisco, Inc. c/o Tri-City Rentals	Bibisco, Inc. c/o Tri-City Rentals	Shown on Exhibit B attached hereto
Executive Park North Stuyvesant Plaza	Executive Park North Stuyvesant Plaza	
Albany, New York 12203	Albany, New York 12203	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Estate of Mary Etta Adams, James E. Adams, Jr., Executor, James E. Adams, Jr., individually, John F. Adams, Mary Susan Adams and David Lipscomb University, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Bibisco, Inc., a New York Corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein as if copied verbatim.

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 we do covenant with the said Grantee 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, except for the following: (1) Taxes for the year 1996, a lien, are not yet due and payable which have been prorated and will be paid by the Grantee in full when due; (2) Restrictive Covenants of record in Book 7182, page 412, Register's Office for Davidson County, Tennessee; (3) All matters contained in Master Deed of record in Book 6832, page 936, as amended in Book 7024, page 978, Register's Office for Davidson County, Tennessee; (4) Any and all easements reflected on the survey of

Ragan Smith Associates dated June 26, 1996 ; (5) All applicable building regulations and zoning ordinances.

And we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 19th day of July, 1996.

James E. Adams, Jr., Executor
The Estate of Mary Etta Adams

7965 07/22 0101 03CHECK 10940.00

James E. Adams, Jr., individually

John F. Adams by James E. Adams, Jr. Attorney in Fact

Mary Susan Adams
Mary Susan Adams

By Miles Ezell, Chairman
David Lipscomb University

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, David H. King, a Notary Public in and for said County and State, the within named, James E. Adams, Jr., John F. Adams, Mary Susan Adams the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 19 day of July, 1996.

NOTARY PUBLIC

My Commission Expires: Nov. 10, 1998

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19th day of July, 1996, before me personally appeared Miles Ezell, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who represented himself to be the Chairman of David Lipscomb University, being duly authorized to execute this instrument and being the person who executed the foregoing instrument on behalf of David Lipscomb University and acknowledged that he executed the same as the free act and deed of David Lipscomb University.

Witness my hand and seal at Franklin, Tennessee, this the 19 day of July, 1996.

NOTARY PUBLIC

My Commission Expires: November 10, 1998

BOOK 10128 PG 246

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5228
6/20/96
Rev. 7/19/96

EXHIBIT "A"
PROPERTY DESCRIPTION

A tract of land in the 26th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lots 77 through 84 and 96 through 103 on Plan of Section Three, Parkview Estates as of record in Book 4175, Page 68, R.O.D.C., Tennessee and also being Lots "A" and 95 on the Resubdivision of Lot 85 through 95, Section Three, Parkview Estates as of record in Book 4470, Page 74, R.O.D.C., Tennessee and being more particularly described all together as follows:

Beginning at an existing concrete monument (broken) on the southerly right-of-way line of Adamwood Drive at the common corner of Lots 60 Parkview Estates, Section One as of record in Book 3300, Page 87, R.O.D.C., Tennessee and Lot No. 77 Section Three, Parkview Estates as of record in Book 4175, Page 68, R.O.D.C., Tennessee; thence,

1. With the southerly right-of-way line of Adamwood Drive with a curve to the right (radius 156.04 feet) northeastwardly a distance of 135.72 feet to a point and having a chord bearing and distance of N79°11'23"E, 131.480 feet; thence,
2. S75°56'00"E, 187.90 feet to a point at the beginning of a curve; thence,
3. With said curve to the right (radius 430.59 feet) southeastwardly a distance of 187.88 feet to a point and having a chord bearing and distance of S63°26'00"E, 186.39 feet; thence,
4. With a curve to the right (radius 25.00 feet) southeastwardly a distance of 39.27 feet to a point on the westerly right-of-way line of Adamwood Court South and having a chord bearing and distance of S5°56'00"E, 35.355 feet; thence,
5. With the westerly right-of-way line of Adamwood Court South, S39°04'00"W, 31.11 feet to a point at the beginning of a curve; thence,
6. With said curve to the right (radius 100 feet) southwestwardly a distance of 58.56 feet to a point and having a chord bearing and distance of S55°50'43"W, 57.735 feet; thence,
7. With the cul-de-sac at the end of Adamwood Court South with curve to the left (radius 50.00 feet) southeastwardly a distance of 215.65 feet to a point on the easterly right-of-way line of Adamwood Court South and having a chord bearing and distance of S50°56'E, 83.333 feet; thence,
8. With a curve to the right (radius100.0 feet), northeasterly a distance of 58.56 feet to a point on the easterly R.O.W. line of Adamwood Court South and having a chord bearing and distance of N 22°17'18" E, 57.735 feet; thence,
9. With said right-of-way line, N39°04'E, 31.11 feet to a point at the beginning of a curve; thence,
10. With said curve to the right (radius 25.00 feet) northeastwardly a distance of 39.27 feet to a point on the southerly right-of-way line of Adamwood Drive and having a chord bearing and distance of N84°04'E, 35.355 feet; thence,
11. With the south right-of-way line of Adamwood Drive, S50°56'E, 20.89 feet to the beginning of a curve; thence,
12. With said curve to the left (radius 300.57 feet) southeastwardly a distance of 52.46 feet and having a chord bearing and distance of S55°56'00"E, 52.394 feet; thence,
13. With a curve to the right (radius 100.0 feet) southeastwardly a distance of 58.56 feet and having a chord bearing and distance of S44°09'17"E, 57.735 feet; thence,

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PROPERTY DESCRIPTION

14. With the cul-de-sac at the end of Adamwood Drive with a curve to the left (radius 50.00 feet) northeastwardly a distance of 215.65 feet to a point on the northerly right-of-way line of Adamwood Drive and having a chord bearing and distance of N29°04'00"E, 83.333 feet; thence,
15. With the northerly right-of-way line of Adamwood Drive with a curve to the right (radius 100.00 feet) northwestwardly a distance of 58.56 feet and having a chord bearing and distance of N77°42'43"W, 57.735 feet; thence,
16. With a curve to the right (radius 250.57 feet) northwestwardly a distance of 43.73 feet and having a chord bearing and distance of N55°56'00"W, 43.679 feet; thence,
17. N50°56'00"W, 20.89 feet to the beginning of a curve; thence,
18. With said curve to the right (radius 25.00 feet) northwestwardly a distance of 39.27 feet to a point on the easterly right-of-way line of Adamwood Court North and having a chord bearing and distance of N5°56'00"W, 35.355 feet; thence,
19. With the easterly right-of-way line of Adamwood Court North, N39°04'E, 12.11 feet to the beginning of a curve; thence,
20. With said curve to the right (radius 100 feet) northeastwardly a distance of 58.56 feet to a point and having a chord bearing and distance of N55°50'42"E, 57.735 feet; thence,
21. With the cul-de-sac at the end of Adamwood Court North with a curve to the left (radius 50.00 feet) northwestwardly a distance of 215.65 feet to a point on the westerly right-of-way line of Adamwood Court North and having a chord bearing and distance of N50°56'00"W, 83.333 feet; thence,
22. With the westerly right-of-way line of Adamwood Court North with a curve to the right (radius 100 feet) southwestwardly a distance of 58.56 feet and having a chord bearing and distance of S22°17'18"W, 57.735 feet; thence,
23. S39°04'W, 12.11 feet to the beginning of a curve; thence,
24. With said curve to the right (radius 25.00 feet) southwestwardly a distance of 39.27 feet to a point on the northerly right-of-way line of Adamwood Drive and having a chord bearing and distance of S84°04'00"W, 35.355 feet; thence,
25. With the northerly right-of-way line of Adamwood Drive with a curve to the left (radius 480.59 feet) northwestwardly a distance of 209.69 feet and having a chord bearing and distance of N63°26'00"W, 208.034 feet; thence,
26. N75°56'00"W, 187.90 feet to the beginning of a curve; thence,
27. With said curve to the left (radius 206.04 feet) southwestwardly a distance of 118.55 feet to an existing concrete monument corner of Parcel 220, Tax Map 147-7 and having a chord bearing and distance of S88°01'16"W, 116.920 feet and also being the southwest corner of Lot No. 103 this survey; thence,
28. With the west line of Lot 103, N18°41'21"W, 136.80 feet to an existing concrete monument at the northwest corner of Lot 103; thence,
29. With the north line of Lot 103, N81°46'53"E, 100.11 feet to an existing concrete monument, common corner of Lots 103 and 102; thence,
30. With the north line of Lot 102, S86°021'55"E, 98.44 feet to an iron pin set at the common corner of Lots 102 and 101; thence,
31. With the north line of Lot 101 and 100, S87°59'16"E, 128.10 feet to an existing concrete monument on the line between Parcels 220 and 22, Tax Map 147-7 and also being a corner of Lot 100; thence,

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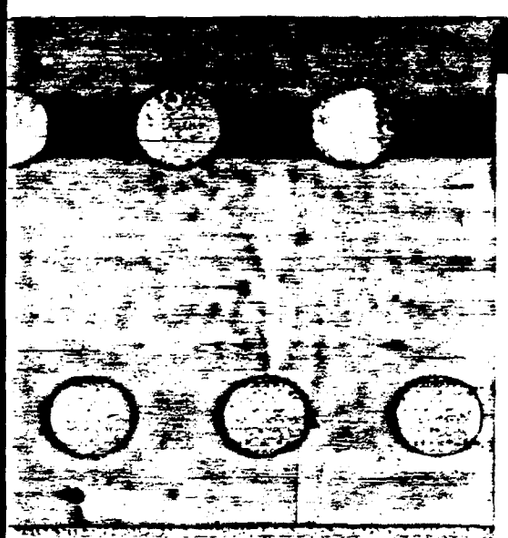
PROPERTY DESCRIPTION

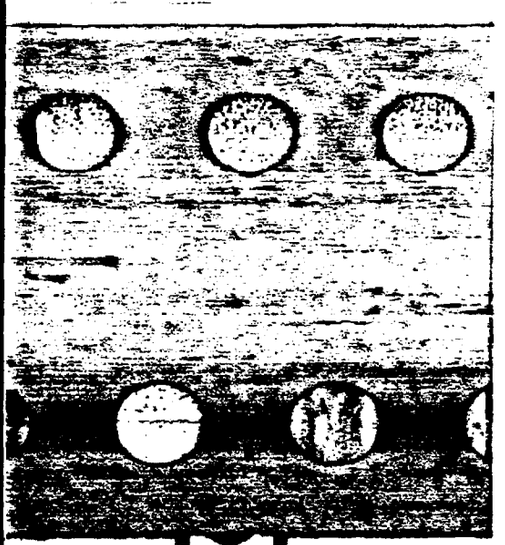
32. With the common line between Parcels 220 and 222 and with Lot 100, S12°09'16"W, 10.00 feet to an iron pin set; thence,
33. With the north line of Lots 100, 99, 98, and 96 and the south line of Parcels 222 and 100.1, Tax Map 147-7, S87°34'09"E, 278.46 feet to an iron pin set at the common corner of Lots 96 and 95; thence,
34. With the north line of Lot 95, S87°23'26"E, 147.46 feet to an existing iron pin, common corner of Lot 95 and Lot "A"; thence,
35. With the north line of Lot "A" and the south line of Parcel 100.2, Tax Map 147-7, S87°08'43"E, 121.70 feet to an existing concrete monument, common corner of Lot "A", Parcel 100.2 and Map 147-7, Parcel 29 on Tax Map 147-11; thence,
36. With the east line of Lot "A" and the west line of Parcel 29, Tax Map 147-11, S4°33'39"E, 186.23 feet to an existing concrete monument, corner of Lot "A" and Parcel 29, Tax Map 147-11; thence,
37. With the north line of Lot "A" and south line of Parcel 29, S84°29'35"E, 165.68 feet to an existing iron pin in Hackberry, common corner of Lot "A" and Parcel 31, Tax Map 147-11; thence,
38. With the west line of Lot "A" and Parcels 31 and 140, Tax Map 147-11, S10°20'17"W, 536.76 feet to an existing iron pin at the northeast corner of Parcel 136, Tax Map 147-11 (Sheraton Hills Apartments); thence,
39. With the north line of Parcel 136, N59°53'21"W, 198.62 feet to an existing iron pin; thence,
40. N73°05'00"W, 173.00 feet to an existing iron pin; thence,
41. N85°58'06"W, 151.21 feet to an existing concrete monument, common corner of Lots "A" and Lot 84 this survey; thence,
42. With the south line of Lot 84, N84°20'27"W, 194.74 feet to an iron pin set, common corner of Lots 84 and 83; thence,
43. With the south line of Lot 83, N67°50'00"W, 75.87 feet to an existing iron pin in the east line of Parkview Estates, Section One; thence,
44. With the east line of Parkview Estates, Section One, N12°34'09"E, 205.42 feet to an existing concrete monument; thence,
45. N73°02'20"W, 153.32 feet to an iron pin set by a broken concrete monument; thence,
46. N35°48'06"W, 135.42 feet to the point of beginning and containing 452,345 square feet or 10.384 acres.

Being the same property conveyed to Mary Etta Adams by deed on record in Book 8980, Page 881, R.O.D.C., Tennessee, and also 25 percent undivided interest conveyed to James E. Adams, Jr., John F. Adams and Mary Susan Adams by deed recorded in Book 9401, Page 251, R.O.D.C., Tennessee.

EXHIBIT B
MAP AND PARCEL NUMBERS--JAMESTOWN APARTMENTS

147-11-0-B 001.00
147-11-0-B 002.00
147-11-0-B 003.00
147-11-0-B 004.00
147-11-0-B 005.00
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147-11-0 134.00
147-11-0 135.00





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

RECEIVED OF _____

FOR _____

BOOK 10123 PG 250

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 2950000.00
CON TX 10915.00
PRFEE 1.00
WDEED 24.00
TOTAL 10940.00
CHECK 10940.00

07/22/96 01 14:42 0001 7869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206045
IDENTIFICATION REFERENCE

96 JUL 22 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065507