BOOK 10166 PG 469

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Pear Tree Farm 5711 Old Harding Road Nashville, TN 37205	Same	142/117, 249-250

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SARAH HICKS GREEN ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto PEAR TREE FARM, a Tennessee general partnership ("GRANTEE"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property consisting of approximately 8.945 acres on Hicks Road, Map 142, parcels 117, 249 and 250, Nashville, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions, and encumbrances:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. All matters shown on the plat recorded in Book 5210, page 400.

3. Easements to Harpeth Valley Utilities District as set forth in instruments recorded in Book 5258, page 240, and Book 8626, page 889.

4. Right-of-way deeds recorded in Book 2544, page 385 and Book 2739, page 633.

5. Easements to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4594, page 650.

6. Matters shown on the survey prepared by Michael V. Holmes, Nashville, Tennessee, RLS #213, dated March 7, 1988, and updated August 22, 1996.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth above).

PICK-UP

96 AUG 23 PM 3:

FELIX A. ... REGISTER
DAVIDSON COUNTY

02177772

IDENTIFICATION REFERENCE

WITNESS my hand this 23 day of August, 1996. BOOK 10166 PG 470

Sarah Hunter Hicks Green
SARAH HICKS GREEN

C. William Green, II, husband of GRANTOR, executes this Deed in order to quitclaim to GRANTEE any rights and interest he may have in and to the Property by virtue of his being married to GRANTOR.

C. WILLIAM GREEN, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named SARAH HICKS GREEN, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August, 1996.

Notary Public

My Commission Expires: 3/22/97

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named C. WILLIAM GREEN, II, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August, 1996.

Notary Public

My Commission Expires: 3/22/97

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Robert E Robeson, general partner
Affiant

Subscribed and sworn to before me, this the 23RD day of August, 1996.

Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

c:\wp50\Doc\Green\warrdeed.gen\082396

PROPERTY DESCRIPTION

A tract of land in the 9th Civil District of Davidson County, Tennessee. Being a 5.95 acre tract and Lots 1 and 2 of the Subdivision of Devon Farm, Section 2, as of record in Plat Book 5210, page 400, of the Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument, West of the intersection of Hicks Road and Bellevue Road, said monument being the Northwest corner of this tract, also being the Northwest corner of said Lot 1, of the Resubdivision of Devon Farm, Section 2.

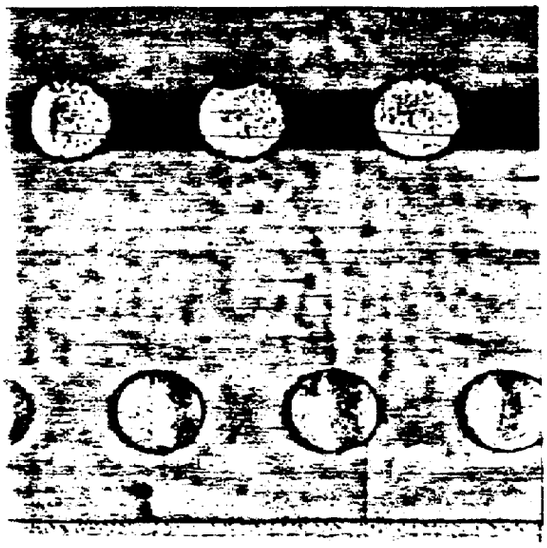
(1) Thence with the Southern margin of said Bellevue Road, South 86°43'43" East, 168.42 feet to an iron pin;
(2) Thence continuing along said margin, with a curve to the left (having an interior angle of 14°26'18', a radius of 853.51 feet, a tangent length of 108.11 feet, and a chord bearing and distance of North 86°03'06" East, 214.51 feet) 215.08 feet to an iron pin;
(3) Thence continuing along said margin, North 78°49'57" East, 54.95 feet to an iron pin;
(4) Thence continuing along said margin, with a curve to the right, (having an interior angle of 16°35'34", a radius of 825.00 feet, a tangent length of 120.30 feet, and a chord bearing and distance of North 87°07'44" East, 238.08 feet) 238.92 feet to an iron pin;
(5) Thence continuing along said margin, South 84°34'30" East, 1129.28 feet to an iron pin;
(6) Thence along a curve to the right, (having an interior angle of 12°02'06", a radius of 225.00 feet, a tangent length of 23.72 feet, and a chord bearing and distance of South 78°33'26" East, 47.18 feet) 47.26 feet to an iron pin in the Northern margin of the CSX Railroad;
(7) Thence leaving said margin of Bellevue Road, along said Railroad margin, South 81°22'13" West, 1490.14 feet to an iron pin;
(8) Thence along said Railroad margin, with a curve to the right, (having an interior angle of 04°07'24", radius of 5037.93 feet, a tangent length of 181.36 feet, and a chord bearing and distance of South 83°25'55" West, 362.48 feet) 362.56 feet to an iron pin;
(9) Thence leaving said Railroad margin, North 01°46'15" West, 353.62 feet to the point of beginning, thus containing 389,661.298 square feet or 8.945 acres.

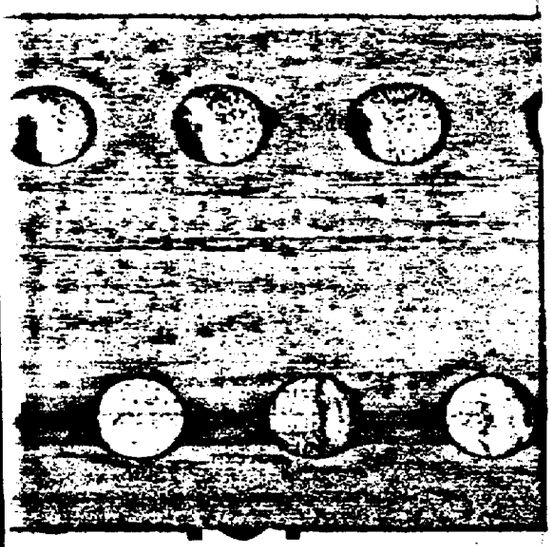
Said property description is derived from a survey prepared by Michael V. Holmes, 609 Dunston Drive, Nashville, Tennessee 37211, Tennessee RLS #213, dated March 7, 1988, and updated August 22, 1996.

Being the same property conveyed to E. D. Hicks, IV and wife, Hunter Giers Hicks by deed of record in Book 1645, page 532, Register's Office for Davidson County, Tennessee. The said E. D. Hicks, IV having predeceased his wife. The said Hunter Giers Hicks having since died. By the Last Will and Testament of Hunter G. Hicks of record in Will Book 115, page 255, the subject property was vested in GRANTOR, Sarah Hicks Green.

0461 08/23 0101 03 CHECK 505.1C

EXHIBIT A





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 472

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 133000.00
CON TX 492.10
PRFEE 1.00
WDEED 12.00
TOTAL 505.10
CHECK 505.10

08/23/96 01 15:53 0001 0461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 17772
IDENTIF. & REFERENCE

95 AUG 23 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022758