OFF REC

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

Send Tax Bills to New Owner at:

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

Map 6D 50450
Parcel 172-74

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.

Harris H. Williams, husband of Rebecca Williams, and Leslie O. Self, husband of Elizabeth W. Self, join in this conveyance for the express purpose of conveying any marital rights which they may have in said property, now or in the future.

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, subject to those matters set forth on Exhibit B.

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, subject only to those matters set forth on Exhibit B; 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.

OFF REC

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 24th day of June, 1997.

GRANTOR:

Anne W. Pierce
ANNE W. PIERCE

Rebecca Williams
REBECCA WILLIAMS

Harris H. Williams
HARRIS H. WILLIAMS

Elizabeth W. Self
ELIZABETH W. SELF

Leslie O. Self
LESLIE O. 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, 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 24th day of June, 1997.

Notary Public

My Commission Expires:
1/27/01

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 Harris H. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 24th day of June, 1997.

Notary Public

My Commission Expires:
1/27/01

OFF REC

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 and Leslie O. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 24th day of June, 1997.

Notary Public

My Commission Expires:
1/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Five Hundred Forty Eight Thousand Four Hundred Forty Four and 00/100 Dollars ($548,444.00).

AFFIANT

Sworn to and subscribed before me
this 23rd day of June, 1997.

Notary Public

My Commission Expires:
11/25/00

JAG/f3

OFF REC

Being a 21.094 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, described according to a survey dated April 12, 1996, prepared by Mark E. Lowrance, Surveyor, License No. 160 of Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211, as follows:

Beginning at an iron pin set on the easterly right-of-way of Edmondson Pike, said point being the most northwesterly corner of Lot 145 on the plan of Wexford Downs, Section One, as of record in Book 9700, page 308, Register's Office Davidson County, Tennessee; Thence with said right-of-way of Edmondson Pike, North 22 Degrees 19 Minutes 50 Seconds West a distance of 605.35 Feet to an iron pin (new); Thence continuing, around a curve to the right through a central angle of 18 Degrees 25 Minutes 45 Seconds, a radius of 833.39 Feet, an arc distance of 268.06 Feet, a chord bearing of North 13 Degrees 06 Minutes 58 Seconds West, a chord distance of 266.90 Feet to an iron pin (new); Thence with a return curve to the right through a central angle of 95 Degrees 54 Minutes 05 Seconds, a radius of 25.00 Feet, an arc distance of 41.84 Feet, a chord bearing of North 44 Degrees 02 Minutes 57 Seconds East, a chord distance of 37.13 Feet to an iron pin set on the southerly right-of-way of Mt. Pisgah Road; Thence with said right-of-way of Mt. Pisgah Road, South 88 Degrees 00 Minutes 00 Seconds East a distance of 1057.37 Feet to an iron pin; Thence leaving said right-of-way of Mt. Pisgah Road, and with a new line, severing said Williams Property, the following calls: South 02 Degrees 00 Minutes 00 Seconds West a distance of 183.67 Feet to an iron pin; Thence South 61 Degrees 05 Minutes 12 Seconds East a distance of 91.15 Feet to an iron pin; Thence South 13 Degrees 21 Minutes 37 Seconds East a distance of 107.76 Feet to an iron pin; Thence South 06 Degrees 10 Minutes 13 Seconds East a distance of 225.51 Feet to an iron pin; Thence South 80 Degrees 53 Minutes 36 Seconds West a distance of 70.00 Feet to an iron pin; Thence South 02 Degrees 48 Minutes 58 Seconds West a distance of 170.00 Feet to an iron pin; Thence around a curve to the right through a central angle of 00 Degrees 46 Minutes 24 Seconds, a radius of 707.96 Feet, an arc distance of 9.56 Feet, a chord bearing of North 86 Degrees 47 Minutes 50 Seconds West, a chord distance of 9.56 Feet to an iron pin; Thence South 03 Degrees 35 Minutes 22 Seconds West a distance of 110.00 Feet to an iron pin; Thence South 00 Degrees 42 Minutes 54 Seconds East a distance of 145.40 Feet to an iron pin; Thence South 16 degrees 25 Minutes 52 Seconds East a distance of 162.63 Feet to an iron pin at the northeasterly corner of an open space tract as shown on the afore-mentioned plan of Wexford Downs, Section One; Thence with the common line of the herein-described tract and said plan of Wexford Downs, Section One, the following calls: South 44 Degrees 34 Minutes 42 Seconds West a distance of 99.51 Feet to an iron pin; Thence South 62 Degrees 00 Minutes 40 Seconds West a distance of 89.52 Feet to an iron pin; Thence North 66 Degrees 40 Minutes 00 Seconds West a distance of 138.20 Feet to an iron pin; Thence North 45 Degrees 32 Minutes 53 Seconds West a distance of 41.98 Feet to an iron pin; Thence North 18 Degrees 27 Minutes 05 Seconds West a distance of 119.61 Feet to an iron pin; Thence North 01 Degrees 40 Minutes 46 Seconds East a distance of 175.75 Feet to an iron pin; Thence North 12 Degrees 59 Minutes 56 Seconds East a distance of 92.65 Feet to an iron pin; Thence North 77 Degrees 00 Minutes 04 Seconds West a distance of 37.64 Feet to an iron pin; Thence North 38 Degrees 20 Minutes 32 Seconds West a distance of 29.66 Feet to an iron pin; Thence North 70 Degrees 53 Minutes 01 Seconds West a distance of 150.00 Feet to an iron pin; Thence South 19 Degrees 06 Minutes 59 Seconds West a distance of 14.26 Feet to an iron pin; Thence North 70 Degrees 53 Minutes 01 Seconds West a distance of 90.00 feet to an iron pin; Thence North 82 Degrees 31 Minutes 45 Seconds West a distance of 64.01 Feet to an iron pin; Thence South 84 Degrees 35 Minutes 23 Seconds West a distance of 68.93 Feet to an iron pin; Thence South 68 Degrees 30 Minutes 14 Seconds West a distance of 69.39 Feet to an iron pin; Thence South 38 Degrees 22 Minutes 05 Seconds West a distance of 108.94 Feet to the point of beginning, containing 918,838 square feet or 21.094 acres, more or less.

Being the same property conveyed to John M. Williams by Court Decree of record in Book 1229, page 359, Register's Office for Davidson County, Tennessee. The said John M. Williams having since died leaving Elizabeth Williams Self, Rebecca Williams Williams and Anne Williams Pierce as his only heirs-at-law.

OFF REC

Exhibit "B"

Subject to the following exceptions, encumbrances and limitations:

1. Taxes for 1997 which have been prorated and will be paid by Grantee.

2. Permanent Easement Agreement for a utility easement conveyed by Anne W. Pierce to Nashville Gas Company of record in Book 10359, page 615, Register's Office for Davidson County, Tennessee.

03192917
IDENTIF. ↑ REFERENCE
97 JUN 24 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
6864 06/24 0101 03CHECK 2050.25

OFF REC

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

BOOK 10504 PG 185

RECEIVED OF _____

FOR _____

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	
				548444.00
			CON TX	2029.25
			PRFEE	1.00
			WDEED	20.00
			TOTAL	2050.25
			CHECK	2050.25
06/24/97	01		16:06 0001	6864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031929?

IDENTIF. ↑ REFERENCE

97 JUN 24 PM 4:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166692