This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s): P. E. Partners 1034 Chancery Lane South Nashville, TN 37205	Send Tax Bills to: 1034 Chancery Lane South Nashville, TN 37215	Part of Map 153: Part of Parcel 9 Part of Map 168: Part of Parcel 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, EUGENIA M. MCPHERSON, GEORGE W. MCPHERSON and BARBARA MCPHERSON ROGERS (collectively the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to P. E. PARTNERS, a Tennessee general partnership (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

George W. McPherson and Barbara McPherson Rogers are executing this warranty deed to convey any and all interest they have or may have in the Property pursuant to and under the Will of Grady L. McPherson of record in Will Book 87, page 103, Probate Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of July, 1997.

Barbara McPherson Rogers
EUGENIA M. MCPHERSON Attorney-in-Fact
By: Barbara McPherson Rogers, Her Attorney-In-Fact

GEORGE W. MCPHERSON

Barbara McPherson Rogers
BARBARA MCPHERSON ROGERS

0326951
IDENTIFICATION REFERENCE

97 JUL 15 AM 10:29

111325

35975 67

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Robert M. Holland, Jr., a Notary Public in and for the County and State aforesaid, personally appeared Barbara McPherson Rogers, 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 and who further acknowledged that she is the Attorney-In-Fact of Eugenia M. McPherson, Maker herein, and is authorized by Maker or to execute this instrument on behalf of the Maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 1997.

Robert M. Holland, Jr.
Notary Public

My Commission Expires: 9-18-99

* * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

5109 07/16 0101 CHECK 160.12

Before me, Robert M. Holland, Jr., a Notary Public in and for the County and State aforesaid, personally appeared George W. McPherson, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 10th day of July, 1997.

Robert M. Holland, Jr.
Notary Public

My Commission Expires: 9-18-99

***

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Robert M. Holland, Jr., a Notary Public in and for the County and State aforesaid, personally appeared Barbara McPherson Rogers, the within named bargainor(s), 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 and seal, at office in Nashville, Tennessee, this 10th day of July, 1997.

Robert M. Holland, Jr.
Notary Public

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,600.00.

Barbara McPherson Rogers
Affiant

Sworn to and subscribed before me on this 10th day of July, 1997.

Notary Public

My Commission Expires: 9-18-99

Exhibit "A"
PROPERTY DESCRIPTION
Tract #2
Part of Tax Map 153, Part of Parcel 9
Part of Tax Map 168, Part of Parcel 216
South Harpeth Road
Davidson County, Tennessee

A tract of land in the 9th Civil District of Davidson County, Tennessee. Said tract being Northwest of Highway 100 and South of Poplar Creek Road, along the Southern margin of South Harpeth Road, bounded on the South by the South Harpeth River.

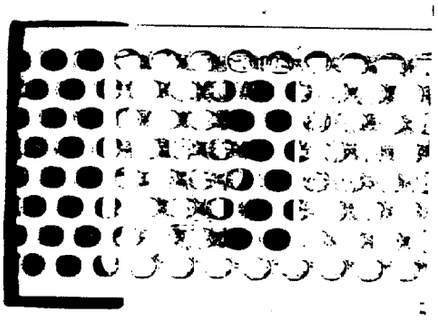
Beginning at an iron pin along said margin of South Harpeth Road in the centerline of a 100 foot T.V.A. easement.

(1) Thence along said margin, South 72°25'07" East, 128.96 feet to an iron pin;
(2) Thence continuing along said margin with a curve to the right (having a central angle of 25°09'03", a radius of 961.21 feet, a tangent of 214.42 feet, and a chord bearing and distance of South 59°50'35" East, 418.56 feet) 421.94 feet to an iron pin;
(3) Thence continuing along said margin, South 47°54'46" East, 70.49 feet to an iron pin;
(4) Thence continuing along said margin with a curve to left (having a central angle of 28°49'42", a radius of 623.97 feet, a tangent of 160.37 feet, and a chord bearing and distance of South 64°34'16" East, 310.65 feet) 313.95 feet to an iron pin;
(5) Thence continuing along said margin, South 78°59'09" East, 273.45 feet to an iron pin;
(6) Thence continuing along said margin with a curve to the right (having a central angle of 03°50'58", a radius of 2950.71 feet, a tangent of 99.16 feet, and a chord bearing distance of South 77°03'40" East, 198.21 feet) 198.25 feet to an iron pin;
(7) Thence continuing along said margin, South 75°08'10" East, 219.82 feet to an iron pin;
(8) Thence continuing along said margin with a curve to the right (having a central angle of 18°38'57", a radius of 1497.56 feet, a tangent of 245.90 feet, and a chord bearing and distance of South 65°48'43" East, 485.29 feet) 487.44 feet to an iron pin;
(9) Thence continuing along said margin, South 56°29'14" East, 284.67 feet to an iron pin;
(10) Thence continuing along said margin with a curve to the right (having a central angle of 12°26'39", a radius of 1350.83 feet, a tangent of 147.27 feet, and a chord bearing and distance of South 50°15'54" East, 292.81 feet) 293.39 feet to an iron pin;
(11) Thence continuing along said margin, South 43°55'45" East, 202.20 feet to an iron pin the Northeast corner of the Zell A. King property, as recorded in Deed Book 1341, Page 444 of the Register's Office for Davidson County, Tennessee;
(12) Thence leaving said margin of South Harpeth Road, along the North line of said King's property, passing the Northwest corner of said King's property and the Northeast corner of the Bill Davis property, as recorded in Deed Book 3161, Page 25 of the Register's Office for Davidson County, Tennessee, South 80°40'26" West, 93.35 feet to a point in the centerline of said river and in the North line of said Davis' property;
(13) Thence along said centerline and the North line of said Davis' property, North 43°27'36" West, 221.94 feet to a point;
(14) Thence continuing along said centerline and said North line, North 52°02'53" West, 288.57 feet to a point;
(15) Thence continuing along said centerline and said North line, North 57°05'57" West, 382.27 feet to a point;
(16) Thence continuing along said centerline and said North line, North 75°40'14" West, 1183.84 feet to a point;
(17) Thence continuing along said centerline and said North line, North 75°43'55" West, 456.89 feet to a point, the Northwest corner of said Davis' property and in the East line of the Howard and Catherine Pinkerton property, as recorded in Deed Book 6512, Page 254 of the Register's Office for Davidson County, Tennessee;

(18) Thence leaving said centerline, along the East line of said Pinkerton's property, North 10°10'25" East, 149.45 feet to an iron pin, the Northeast corner of said Pinkerton's property;
(19) Thence along the North line of said Pinkerton's property, North 87°04'39" West, 346.80 feet to an iron pin in the centerline of a 100 foot T.V.A. easement;
(20) Thence along the centerline of said easement, North 44°14'34" East, 237.61 feet to the point of beginning for this tract, thus containing 299,993.315 square feet or 6.887 acres.

Being a portion of the same property conveyed to Grady L. McPherson, by Deed of record in Book 1357, page 627, Register's Office for Davidson County, Tennessee. The said Grady L. McPherson died on October 26, 1966. Pursuant to his Will, subject property was devised to Eugenia Mulliniks McPherson by Will of Grady L. McPherson of record in Will Book 87, page 103, Probate Court of Davidson County, Tennessee.

Being the same property described in the survey of H & H Land Surveying, Inc., Michael V. Holmes, Surveyor, RLS#213, dated June 30, 1997.



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

RECEIVED OF _____

FOR _____

BOOK 10531 PG 21

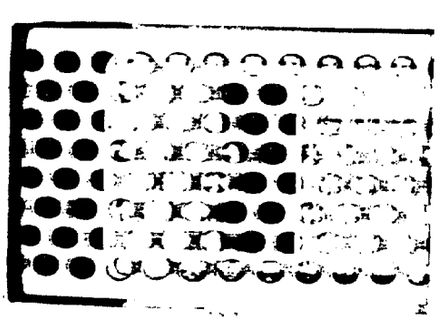
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	3760.00
CON TX	139.12
PRFEE	1.00
WDEED	20.00
TOTAL	160.12
CHECK	160.12

07/16/97 01 10:32 0001 5109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326951
IDENTIFICATION REFERENCE

97 JUL 16 AM 10:29

REGISTER
DAVIDSON COUNTY, TN

No. 1174838