BOOK 10551 PG 302

14-B

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Dalton Development Corporation 2209 Crestmoor Road Suite 330 Nashville, TN 37215	SAME	Map 142 Parcel 345 (Lot 5) Parcel 346 (Lot 6)

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna J. Phillips, Trustee, with full power to sell, transfer or convey without the joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Dalton Development Corporation, the GRANTEE herein, its successors and assigns, certain tracts of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE and to HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT B ATTACHED HERETO

GRANTOR further covenants and binds herself, her heirs and representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 24th day of July, 1997.

DONNA J. PHILLIPS, TRUSTEE

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Donna J. Phillips, Trustee, the within named bargainor, 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 the 24th day of July, 1997.

Stephen C. Sfyt
Notary Public

STEPHEN C. SFYT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Nov. 27, 1999
Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $678,879.00.

DALTON DEVELOPMENT CORPORATION

BY: _____

ITS: Designated Representative

Sworn to and subscribed before me this 24 day of July, 1997.

Stephen C. Sfyt
Notary Public

STEPHEN C. SFYT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Nov. 27, 1999
Commission Expiration Date

\\Nhnet\nhnet\Clients G-M\LOST & FOUND\Harwell & Neal - Warranty Deed.doc

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EXHIBIT A

Being a parcel of land in Nashville, Second Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, located on the westerly side of Old Hickory Boulevard, North of Belle Forest Circle, being Lot No. 5 & 6 as shown on the plan of First Revision Resubdivision of Lot 5, Hickory Hills Village Park, as recorded in Book 9700, Page 436, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Donna J. Phillips, Trustee, by deed from U. Grant Browning, Trustee, of record in Book 9848, Page 770, Register's Office for Davidson County, Tennessee.

THIS is unimproved property located on Old Hickory Boulevard, Nashville, Tennessee.

CONTAINED within the property described above, but retained by the Grantor, is an easement 25 feet in width and 259.15 feet in length, between Lots 5 and 6, which easement runs from Old Hickory Boulevard to property owned by the Grantor, said easement being perpetual and running with the land, and being more particularly described on the plan of record in Plat Book 9700, Page 436, said Register's Office, and in an Easement and Restrictive Covenant Agreement which is recorded contemporaneously herewith.

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EXHIBIT B

1. Property taxes for the year 1997, a lien but not yet due and owing.

2. The terms and conditions of an easement and restrictive covenant agreement which is recorded contemporaneously herewith.

3. All matters on the Plan of record in Book 9700, Page 419, said Register's office.

4. An easement for drainage facility conveyed to the State of Tennessee in Plat Book 7847, Page 349, said Register's office.

5. Agreement for Dedication of Public Utilities Easement of record in Book 8097, Page 290, said Register's office.

6. All matters shown on the Plan of First Revision Resubdivision of Lot 5, Hickory Hills Village Park, of record in Plat Book 9700, Page 436, said Register's office.

7. Restrictive covenants contained in an easement and restrictive covenant agreement of record in Book 10417, Page 57, said Register's office.

0332576
IDENTIF. ↑ REFERENCE

97 JUL 31 PM 4:17

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1479 07/31 0101 03CHECK 2528.86

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

RECEIVED OF _____

FOR _____

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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
				678879.00
				CON TX 2511.86
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2528.86
				CHECK 2528.86
			07/31/97 01	16:24 0001 1479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03325 2576
IDENTIF. & REFERENCE

97 JUL 31 PM 4:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181114