BOOK 10857 PG 188

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 West End Avenue
Nashville, TN 37203

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Craighead Development, LLC 700 Craighead Street Suite 305 Nashville, TN 37204	Same	Map 105-100 Parcels: 93, 94, 95, 96, 98, 99, 114 and 116

FOR AND IN CONSIDERATION OF One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto CRAIGHEAD DEVELOPMENT, LLC ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property:

ALL THOSE CERTAIN plots, pieces or parcels of land situate, lying and being in Davidson County, Tennessee, and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property and improved property known as 747 - 761 Argyle Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant generally 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 on Exhibit B, which is attached hereto and incorporated herein by reference).

1150 03/27 0101 03CHECK 1601-50

PICK-UP

98 MAR 27 PM 12:07
ELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04176 14

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 1998.

THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP

BY: Russell A Stansell
Russell A. Stansell, Partner

BY: THE RUSSELL A. STANSELL LAND COMPANY, Partner

BY: Russell a Stansell
Russell A. Stansell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Sue S BROWN, a Notary Public, RUSSELL A. STANSELL, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a partner of THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 27th day of March, 1998.

Sue S Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept 29, 2001

SUE S. BROWN NOTARY PUBLIC

[Additional Acknowledgment on Following Page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Sue S BROWN, a Notary Public in and for the County and State aforesaid, personally appeared Russell A. Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of THE RUSSELL A. STANSELL LAND COMPANY, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as a partner for THE RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP, the bargainor, a Tennessee limited partnership, and that the corporation, as such partner executed the same for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 27th day of March, 1998.

Sue S Brown
NOTARY PUBLIC

SUE S. BROWN NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept 29 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $425,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this 27 day of March, 1998.

Sue S Brown
NOTARY PUBLIC

SUE S. BROWN NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept 29, 2001

EXHIBIT A

LEGAL DESCRIPTION

Tract 1:

BEING Lot No. 28 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 100 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 9, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING the east one-half of Lot No. 27 on the Plan of Norton and Waverly Plans of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 13, Register's Office for Davidson County, Tennessee.

Tract 3:

BEING the westerly one-half of Lot No. 27 on the Plan showing subdivision of Certain Blocks in Norton Waverly Plan, of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the southerly side of Argyle Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 11, Register's Office for Davidson County, Tennessee.

Tract 4:

BEING the easterly part of Lot No. 26, in the Waverly Land Company Plan of Lots of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, and being on the southerly margin of Argyle Avenue at the corner of Lots Nos. 26 and 27; thence with the southerly margin of said Avenue, westerly 64-3/4 feet; thence southerly 225 feet to a point on the northerly margin of an alley, 71-1/2 feet from the westerly corner of said two Lots, thence with the line between said two Lots, northerly 225 feet to the beginning.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9085, page 3, Register's Office for Davidson County, Tennessee.

Tract 5:

BEING part of Lot No. 10 and part of the Overland Railway Company of the Waverly Land Company's Plan of Lots as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of an alley 225 feet south of Argyle Avenue, being the southwest corner of the property conveyed to Russell A. Stansell by deed from Roy W. Autenrieth and wife, of record in Book 7846, page 811, said Register's Office; thence with the southerly line of said property and the southerly line of the property conveyed to Russell A. Stansell by deed from J.R.M. Company of record in Book 7308, page 18, said Register's Office, eastwardly 61 feet; thence southwardly 225 feet to the northerly margin of an alley; thence with said alley westerly 61 feet to the easterly margin of the first mentioned alley; thence with said alley northwardly 225 feet to the beginning.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9084, page 994, Register's Office for Davidson County, Tennessee.

Tract 6:

BEING the westerly one-half of Lot No. 13 and the westerly one-half of Lot No. 14 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee. Said part of Lot No. 13 fronts 50 feet on the northerly margin of Wedgewood Avenue and runs back between parallel lines 225 feet to an alley. Said part of Lot No. 14 fronts 50 feet on the northerly side of Wedgewood Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to The Russell A. Stansell Family Limited Partnership, by Quitclaim Deed of record in Book 9084, page 998, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries, or other facts which a correct survey of the Property would show.

3. 1998 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable.

4. Possible application to all or a portion of the Property of Restrictive Covenants Running With the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project, as set forth in an instrument of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 195

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
425000.00
CON TX 1572.50
[illegible] 1.00
MBEED 28.00
TOTAL 1601.50
CHECK 1601.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/98 01 12:07 0001 1650

98 MAR 27 PM 12:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

041761 4
IDENTIF. # REFERENCE

No. 1271930