FD12
JLR

BOOK 10911 PG 345

FROM: Ronald W. Wise, Jr. and wife, Ann Wise, Nellie Runyon Wise and Elizabeth Dabney Mabry Wise

TO: Baldwin Arbor, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Baldwin Arbor, LLC 5409 Stanford Drive Nashville, TN 37215	same	Map 131-1 Parcel 20

THIS INSTRUMENT PREPARED BY: Waller, Lansden, Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 1998.

Notary Public

My Comm. Expires: 9/18/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Ronald W. Wise, Jr. and wife, Ann Wise, Nellie Runyon Wise and Elizabeth Dabney Mabry Wise, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Baldwin Arbor, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of real property on Hobbs Road, Nashville, Davidson County, Tennessee, and being further described according to a survey by Walter Davidson & Associates, dated April 9, 1998, as follows:

Beginning at an iron rod in the Northern right of way of Hobbs Road (60 foot Right of Way), said rod being the Southwest corner of Legend Hall as of record in Book 5200, page 275, Register's Office for said County, and being 1704 feet more or less from Hillsboro Road; thence with the right of way of Hobbs Road North 87 degrees 07 minutes 15 seconds West a distance of 187.53 feet to an iron rod at the Southeast corner of Park Place as of record in Book 5050, page 98, said Register's Office; thence with the common line with Park Place North 04 degrees 29 minutes 15 seconds East a distance of 615.04 feet to an iron rod set in concrete at the Northeast corner of Park Place; thence with the common line with Betsy M. Benson as of record in Book 8098, page 627, said Register's Office, South 87 degrees 17 minutes 47 seconds East a distance of 210.85 feet to a concrete monument at the Northwest corner of Legend Hall; thence South 06 degrees 39 minutes 07 seconds West a distance of 616.78 feet to the point of beginning. Containing 122,518.40 square feet or 2.813 acres, more or less.

Being the same property conveyed to Nellie Mabry Wise by deed from Maggie H. Morgan and husband, Thomas B. Morgan, of record in Book 1082, page 600, said Register's Office. The said Nellie Mabry Wise having since died. The property was devised to Ronald W. Wise, Jr., Nellie Runyon Wise and Elizabeth Dabney Mabry Wise, by will of record in the Probate Court for Davidson County, Tennessee.

98 MAY -1 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04324.29
IDENTIF. & REFERENCE

376539.01

The above described property is not the usual place of residence of Nellie Runyon Wise and Elizabeth Dabney Mabry Wise.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1998 Metropolitan Government taxes.

This is improved property known as 2410 Hobbs Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 their hands this 1st day of May, 1998.

Ronald W. Wise, Jr.

Ann Wise

Nellie Runyon Wise

Elizabeth Dabney Mabry Wise

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Wise, Jr., Ann Wise, Nellie Runyon Wise and Elizabeth Dabney Mabry Wise, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of May, 1998.

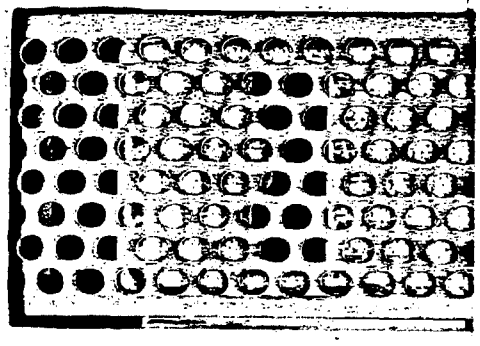
NOTARY PUBLIC

My Commission Expires: 9/18/99

STEPHEN C BAKER NOTARY PUBLIC STATE AT LARGE

1484 05/01 0101 03CHECK 18996-00

376539.01



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

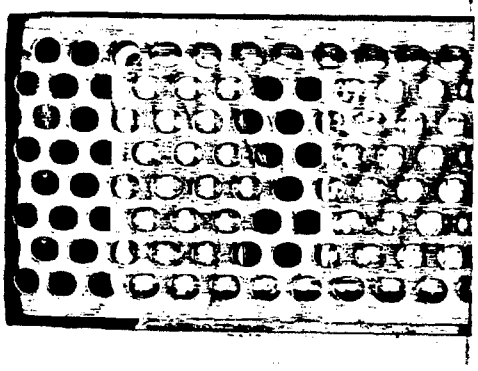
RECEIVED OF _____

FOR _____

BOOK 10911 PG 347

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 510000.00
CON TX 1887.00
PRFEE 1.00
WDEED 8.00
TOTAL 1896.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1896.00

05/01/98 01 15:40 0001 1484

043429
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287564