This instrument was prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $125,000.00.

HJL, L.P.
John F. Richardson, G.P.
Grantee or Grantee's Agent

Sworn to and subscribed before me this 1st day of December, 1998.

Notary Public / My commission expires 9-29-2001

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL ID
HJL, L.P. P.O. Box 140510 Nashville, TN 37214	same	Map 84-15 Parcel 154

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, JEAN ANN RICHARDSON HILTEN and JOHN F. RICHARDSON, JR., have bargained and sold, and by these presents do transfer and convey unto the Grantee, HJL, L.P., its successors and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Tract #1 on the Revised Subdivision of St. Phillips Church Property, the plan of which is of record in Book 4955, page 113, Register's Office for said County, and described according to said plan as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, page 186, in the Register's Office of Davidson County, said iron pin being the northwest corner of the property described in deed of record in Book 2537, page 15, and being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive, N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 261.72' to a point; thence S 04° 43' 30" W, 110.52' to a point; thence N 86° 26' 03" W, 259.18" to the point of beginning.

Being property conveyed to John F. Richardson and wife, Margaret B. Richardson, by deed from Saint Philip's Episcopal Church by Ben West, Jr., Vestryman/Trustee, as of record in Book 5151, page 846, said Register's Office, and being described therein as Tract #1 on the Subdivision of the property of St. Phillips Episcopal Church, plan of which is of record in Book 4955, page 79, said Register's Office. Said Margaret B. Richardson predeceased her husband, John F. Richardson, and said John F. Richardson has since died, and by his will of record in Will Book 223, page 438, in the Circuit (Probate) Court Clerk's Office for Davidson County, the said John F. Richardson devised said land to his children, Jean Ann Richardson Hilten and John F. Richardson, Jr. And being the same property conveyed to Jean Ann Richardson Hilten and John F. Richardson, Jr., by Quitclaim Deed of Correction from St. Philip's Episcopal Church, of record in Book 11235, page 387, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 97 Fairway Drive, Nashville, TN 37214.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1998 *ad valorem* taxes which have been prorated and assumed by the Grantee.

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 the Grantors do covenant with the Grantee that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 3rd day of December, 1998.

John F. Richardson, Jr.
by John J. Archer

JOHN F. RICHARDSON, JR.
by John J. Archer, Attorney in Fact

Jean Ann Richardson Hilten
by John J. Archer

JEAN ANN RICHARDSON HILTEN
by John J. Archer, Attorney in Fact

5375 12/03 0101 03CHECK 473.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 1998, before me personally appeared JOHN J. ARCHER, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for JEAN ANN RICHARDSON HILTEN and also the attorney-in-fact for JOHN F. RICHARDSON, JR., the makers of this instrument, and that he is authorized by the makers to execute this instrument on behalf of the makers. I certify that I am a Notary Public authorized to act and now acting within and for the State aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires 7-28-2001

Notary Public

BRENDA DUGGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAIL ENV.

98 DEC -3 PM 3:33

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

052043
IDENTIF. ↑ REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 393

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

12/03/98 01 15:33 0001 5375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520443
IDENTIF. # REFERENCE

98 DEC -3 PM 3:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380388