(3)

BOOK 11273 PAGE 121

FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 29 day of December 1998

Affiant Michele B Bennett

My commission expires 4/25/2000 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: Jody S. Rodenborn, Atty. at Law #EASON
Suite 100, 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Newhope Associates, LLC	New Owner
166 Hicks Road	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37221	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 128-07-0-A-014/015/016/017/018

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James N. Maddox and wife, Jean Maddox

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Newhope Associates, LLC

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(See attached Exhibit "A" for legal description)

0530626
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 12:34
REGISTER
DAVIDSON COUNTY, TN.

THIS IS UNIMPROVED PROPERTY KNOWN AS Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 29 day of December , 1998

James N. Maddox

Jean Maddox

EL-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 29 day of December, 1998, before me personally appeared James N. Maddox & Jean Maddox to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 3-25-2000

Michele E. Barnett
Notary Public

NOTARY PUBLIC AT LARGE

State of Tennessee
County of

On this 29 day of December, 1998, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 3-25-2000

Michele E. Barnett
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

EXHIBIT A

Tract 1:
Land in the 2nd Civil District of Davidson County, Tennessee, located on the southeasterly side of Ridgelake Parkway, being Parcel Nos. 16 and 17 and a tract designated Open Space on the Plan of Glenwood Trace, Section I, of record in Plat Book 6900, page 359, Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, etux, by deed of record in Book 5789, page 56, RODC, said point also being 1,495.91 feet, more or less, northerly from the centerline of Meadow Lane; thence, leaving the easterly margin of Sawyer Brown Road, as widened and with the northerly line of the Gregory T. Ava, etux property, eastwardly 12.68'to a monument, thence with a curve to the left having a delta of 28 degrees 38' 34", a radius of 25.00', a tangent of 6.38 feet, a length of 12.50', a chord bearing of N 71 degrees 34' 07" E. a distance of 12.37"; thence, N 85 degrees 53' 24" E. 121.31' to a monument; thence with a curve to the left, a delta of 34 degrees 57' 42", a radius of 680.00', a tangent of 214.15', a length of 414.94' and a chord bearing of N 68 degrees 24' 33" E. 408.53' to a monument; thence N 50 degrees 55' 42" E. 576.27 feet to a monument; thence, with a curve to the right having a delta of 08 degrees 14' 19", a radius of 1970.00', a tangent of 141.88', a length of 283.26' and a chord bearing of N 55 degrees 02' 51" E. 283.02' to a monument; thence, 5.96' to a monument; thence; N 59 degrees 10' 00" E. 40.58' to a monument; thence S 40 degrees 21' 30" E. 467.40' to a monument; thence, S 49 degrees 39' 08" W. 675.92' to a monument; thence, N 86 degrees 43' 15" W. 719.05' to a monument; thence, N 86 degrees 30' 47" W. 106.22' to a monument; thence, N 80 degrees 07' 32" W. 198.48' to the point of beginning.

Being part of the same property conveyed to Owen Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Jr. by Deed of record in Book 7277, page 5, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 2nd Civil District of Davidson County, Tennessee, located on the northwesterly side of Ridgelake Parkway, being Parcel Nos. 14, 15 and 18 on the Plan of Glenwood Trace, Section I, of record in Plat Book 6900, page 359, Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, etux, by deed of record in Book 5789, page 56, R.O.D.C., said point also being 1,580 feet, more or less, northerly from the centerline of Meadow Lane; thence, with said easterly margin, the following calls: with a curve to the right 121.53' to a point, said curve having a central angle of 04 degrees 45' 41", a radius of 1,462.40', a tangent of 60.80' and a chord of S 05 degrees 18' 56" E., 121.49'; thence, N 85 degrees 53' 24" E. 121.31'; thence, continuing with the same line, 140.75' to the point of beginning; thence, leaving the northerly margin of Ridgelake Parkway, N 07 degrees 41' 46" W. 134.16' to a point, being the easterly margin of Lot No. 13 shown on said plan; thence N 0 degrees 13' 24" E. 432.65' to a point, being the easterly margin of Lot Nos. 12, 11, 10 and 9 as shown on said plan; thence, N 17 degrees 08' 44" E. 649.20' to a point, being the easterly margin of Lot Nos. 8, 7, 6 and 5 as shown on said

plan; thence, N 40 degrees 19' 16" E, 217.68' to a point, being the easterly margin of Lot No. 4 and a portion of Lot No. 3 on said plan; thence, leaving the easterly margin of a portion of Lot No. 3, S 61 degrees 56' 58" E. 389.84' to a point; thence S 19 degrees 35' 01" E. 348.18' to a point; thence, S 40 degrees 21' 30" E. 235.79' to a monument, being the northwesterly margin of Ridgelake Parkway; thence S 59 degrees 10' 00" W. 36.46' to a point; thence, continuing with the same call, 4.10' to a point; thence, with a curve to the left, a delta of 08 degrees 14' 19", a radius of 2030.00', a tangent of 146.20', a length of 287.79' and a chord bearing of S 55 degrees 02' 51" W. 291.64' to a monument; thence, S 50 degrees 55' 42" W. 576.27' to a monument; thence, with a curve to the left having a delta of 34 degrees 57' 42", a distance of 237.57' to the point of beginning.

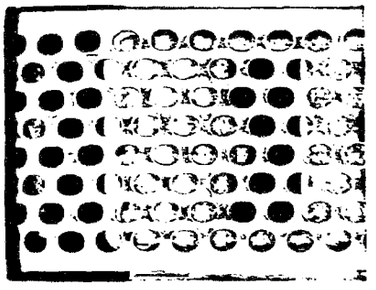
Being part of the same property conveyed to Owen Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc. by Deed of record in Book 7277, page 5, Register's Office for Davidson County, Tennessee.

Grantor conveys to Grantee with this deed any and all water and sewer rights he has with Harpeth Valley Utilities as pertains to this said property with exception to Lot No. 14 which Grantor retains water and sewer rights.

6272 12/30 0101 03CHECK 296.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

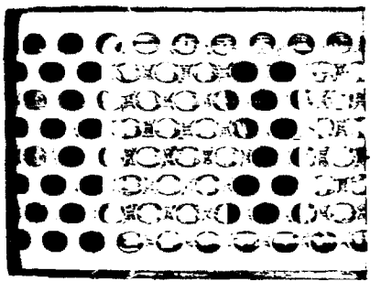
FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

[illegible]	[illegible]
CON TA	577.50
PRFEE	1.00
MISCEL	1.00
CFEE	2.00
TOTAL	351.50
CASH	351.50

12/30/98 [illegible] 11:30 0001 0272



0530626
IDENTIF. & REFERENCE

98 DEC 30 PM 12:35
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403583