This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law firm of Entrekin, Johnson & Holland, 1412 Parkway Towers, Nashville, Tennessee 37219.

This Form furnished by Attorneys Title Company, Inc.

BOOK 4469 PAGE 662

Form No. WD-2

FROM

University Parks of America, Inc.

TO

John Hancock Mutual Life Insurance Company

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hancock Mutual Life (NAME)	Insurance Company (NAME)	Map. 148
200 Clarendon Street (STREET ADDRESS OR ROUTE NUMBER)	(Same) (STREET ADDRESS)	P/o Par. 150
Boston Mass. 02117 (CITY) (STATE) (P. O. ZIP)	Attn: City Mortgage & Real Estate Department (CITY) (STATE) (ZIP)	Pd

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 30 2 12 PM '70

FEE REGISTER DAVIDSON COUNTY, TENN.

R00597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$200,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1970.

Notary Public

MY COMMISSION EXPIRES: January 1973

(AFFIX SEAL)

4.01

For and in Consideration of the sum of ----------Ten----------

----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, UNIVERSITY PARKS OF AMERICA, INC., a Tennessee corporation hereinafter called the Grantors,

DEC 30	CONV	*		200,000.00	
DEC 30	S'TAX		A*	520.00	
DEC 30	PR'FEE		A*	.50	
DEC 30	W'DEED		A*	3.00	* 523.50

have bargained and sold, and by these presents do transfer and convey unto the said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Alley & Brown Consulting Engineers, dated December 3, 1968, as follows:

BEGINNING at an iron pin in the southwesterly margin of Apache Trail, as widened said iron pin being North 44° 51' West from center line of Packard Drive along margin of Apache Trail extended, a distance of 50 feet; thence around a curve to the right, having a radius of 25 feet, southwestwardly 39.27 feet to an iron pin in the northwesterly margin of Packard Drive; thence with the margin of same, South 45° 09' West, 58.33 feet to a point; thence along a curve to the right, having a radius of 388.81 feet, 111.97 feet to a point; thence continuing with the margin of same, South 61° 39' West, 108.00 feet to a point; thence with a curve to the left, having a radius of 1639.15 feet, 388.12 feet to a point; thence South 48° 05' West, 121.00 feet to an iron pin; thence leaving Packard Drive, North 41° 32' West, 355.00 feet to an iron pin; thence North 80° 30' West, 99.00 feet to an iron pin; thence South 68° 05' West, 166.00 feet to an iron pin; thence North 21° 18' West, 266.00 feet to an iron pin in the southerly line of the Chris Anton property; thence South 88° 54' East, 286.92 feet to an iron pin; thence North 31° 01' East, 132.56 feet to an iron pin; thence North 8° 13' East, 265.15 feet to a stake; thence North 6° 13' East, 214.80 feet to an iron pin; thence North 40° 24' East, 146.42 feet to an iron pin in the northerly margin of Apache Trail, as widened; thence with the margin of same, South 62° 17' East, 101.56 feet to an iron pin in said margin; thence continuing South 44° 51' East, 873.42 feet to the point of beginning, containing 14.688 acres, more or less. (Continued on reverse)

4.01

WD-2

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, 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.

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.

Witness our hand s this 30th day of December, 1970

Attest By:
Jennings A. Jones
JENNINGS A. JONES, SECRETARY

UNIVERSITY PARKS OF AMERICA, INC.
BY: J. Paul Vaughn
J. PAUL VAUGHN, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marsha Lenk, a Notary Public in and for said County and State, the within named J. Paul Vaughn and Jennings A. Jones the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 30th day of December, 1970.

Marsha Lenk, Notary Public.

Commission expires June 4, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Paul Vaughn and Jennings A. Jones, with whom I am personally acquainted, and who, upon oath, acknowledged them self to be President and Secretary of the University Parks of America, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by them self as J. Paul Vaughn and Jennings A. Jones

Witness my hand and seal, at office in Nashville Tennessee, this 30th day of December, 1970.

Marsha Lenk, Notary Public.

Commission expires June 4, 1973

BEING the same property conveyed to University Parks of America, Inc. by deed from Lennie Waldron and Melba Rakes, of record in Book 4229, page 54, and part of the property conveyed to University Parks of America, Inc., by deed from Trans-National Investors, Inc., of record in Book 4276, page 931, both in the Register's Office for Davidson County, Tennessee.