| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JACKSON SQUARE LIMITED (NAME) | SAME (NAME) | 64-15 (Map) |
| 15th Floor, 3rd National Bank Bldg. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 2 |
| Nashville, TN (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

SPECIAL WARRANTY DEED

"THIS INSTRUMENT PREPARED BY RICHARD F. WARREN, JR. ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

BOOK 5092 PAGE 15

THIS INDENTURE, made and entered into on this 8th day of July, 1976, by and between JOHN B. HARDCASTLE, JR., Trustee party of the first part, hereinafter called "Grantor", and JACKSON SQUARE LIMITED, a Tennessee limited partnership, party of the second part, hereinafter called "Grantee";

W I T N E S S E T H:

That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey, and confirm unto Grantee the real estate situated and being in Nashville, Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto, and made a part hereof as if fully and particularly set out herein verbatim.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

This conveyance is made subject to each and all of those easements, restrictions, encumbrances and exceptions set out in Exhibit "A" attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

JOHN B. HARDCASTLE, JR., Trustee

STATE OF TENNESSEE *
*
COUNTY OF DAVIDSON *

Personally appeared before me, DAVIS H. CARR, a Notary Public in and for said County and State, JOHN B. HARDCASTLE, JR., Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 24TH day of NOVEMBER, 1976.

Notary Public

My Commission Expires: 6/09/78

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred with command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24TH day of NOVEMBER, 1976.

Notary Public

My Commission Expires: 6/09/78

EXHIBIT "A"

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 1, Jackson Square Subdivision, as of record in Book 4060, page 154, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200 feet along the curving northwesterly margin of Lebanon Road and extends back between lines 371.88 feet on the southwesterly side and 384.75 feet on the northeasterly side, to a line at the rear, measuring 199.07 feet thereon, containing approximately 1.68 acres more or less.

Said sale is subject to:

1) Any and all unpaid taxes;

2) Restrictions as shown in the Plan of record in Book 4060, page 154, Register's Office for Davidson County, Tennessee;

3) Any and all other easements, liens or encumbrances thereon.

Being the same property conveyed to John B. Hardcastle, Jr., Trustee, by deed from Davis H. Carr, Successor Trustee, of record in Book 5045, page 956, Register's Office for Davidson County, Tennessee.

D 7 8 9 9 6

T IDENTIF. REFERENCE

Nov 30 10 29 AM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| NOV30'76 | CONV | 70,000.00 | | | |
| NOV30'76 S'TAX | | | B* | 132.00 | |
| NOV30'76 PR'FEE | | | B* | .50 | |
| NOV30'76 | W'DEED | | B* | 6.00 | * 188.50 |