BOOK 5267 PAGE 997

This instrument prepared by:
Lawrence Dortch, Attorney
Twenty-First Floor
One Commerce Place
Nashville, Tennessee 37239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of March, 1978.

Notary Public

My commission expires: May 26, 1981
(Affix seal)

E 57.39 7.

IDENTIF. REFERENCE
Mar 31 2 49 PM '78
FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:

The Rothwood Group
c/o Rebel Realty Co.
608 Gallatin Road
North Madison, TN 37115

Send Tax Bills to: same

Map-Parcel Numbers
Map 52-6
Par. 106

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10.00) cash in hand paid and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, has this day bargained and sold and does hereby transfer and convey unto THE ROTHWOOD GROUP (a limited partnership composed of Homer E. Chance and Randy E. Chance as general partners and Homer E. Chance, Randy E. Chance, Jim McCarthy and Bill F. Cook as limited partners), the following described property situated in Davidson County, Tennessee, (the "Property"):

Land in Davidson County, Tennessee, being part of Lots Nos. 25, 26, 27, 28, 31, 32, 33 and 34, on the Plan of H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office of Davidson County, Tennessee, and more particularly described according to a survey dated April 10, 1969, revised May 26, 1969, by Parrish Engineers, Inc., as follows:

BEGINNING at an iron stake at the intersection of the center line of Geisen Drive (unimproved) and the center line of Rothwood Avenue, as relocated by the Metropolitan Highway Department; thence with the Revised center line of Rothwood Avenue, (unimproved), S. 79 deg. 16 min. E. 51.47 ft. to the beginning of a curve; thence with said curve to the left, (Radius 1006.64') 116.83 ft.; thence S. 85 deg. 55 min. E. 16.37 ft. to the beginning of a curve to the right; thence with said curve (Radius 1226.23') 149.85 ft. to an iron stake at the northwest corner of Roy F. Druskey property; thence with Druskey's westerly line S. 9 deg. 31 min. W. 259.66 ft.; thence S. 80 deg. 43 min. E. 140.00 ft. to S. N. Borrow's Northwest corner; thence with the westerly line of Borrow, Chance and Wright, S. 9 deg. 13 min. W. 330.00 ft.; thence N. 82 deg. 16 min. W. 101.50 ft.; thence S. 9 deg. 16 min. W. 225.00 ft.; thence S. 75 deg. 40 min. W. 257.00 ft. to the center line of a Creek; thence with the center line of said creek, S. 50 deg. 41 min. W. 202.40 ft. to an iron stake in the center line of Geisen Drive, N. 9 deg. 06 min. E. 1063.75 ft. to the point of beginning and containing 8.30 acres.

BEING the same property conveyed to John Hancock Mutual Life Insurance Company by deed of Rothwood Apts., a limited partnership of record in Book 4428, Page 144, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property to the said Rothwood Group, its successors and assigns forever.

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Property to the said Rothwood Group, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer, on this the 20th day of March, 1978.

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

By _____

Donald A. Morway, Assistant Treasurer

* $1173,000.00

STAX

FEE .50

6.00 * 3,061.50

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF SUFFOLK)

Before me, Ethel M. Loberg a Notary Public within and for the Commonwealth and County aforesaid, personally appeared Donald A. Morway, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Assistant Treasurer of John Hancock Mutual Life Insurance Company, the within named bargainor, a corporation, and that he as such Assistant Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Assistant Treasurer.

WITNESS my hand and official seal at office at Boston, this 20th day of March, 1978.

Ethel M. Loberg
Notary Public
Ethel M. Loberg

My Commission Expires: May 14, 1982

At a meeting of the Board of Directors of John Hancock Mutual Life Insurance Company held January 14, 1974, a quorum being present, it was

VOTED: That the Chairman of the Board, the Vice Chairman, the President, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, any Treasury Officer, any Senior Investment Officer, any Investment Officer, any Senior Real Estate Investment Officer, any Real Estate Investment Officer, any Senior Mortgage Loan Officer, and any Mortgage Loan Officer, of the Company, or any one of them, are hereby authorized to execute and seal with the corporate seal, acknowledge, and deliver any and all instruments required in connection with any investment, sale, or loan authorized by the Committee of Finance.

I hereby certify that the above is a true copy of a vote passed January 14, 1974 by the Board of Directors of John Hancock Mutual Life Insurance Company; that the same still remains in full force, and that Donald A. Morway is an Assistant Treasurer of the Company, this 20th day of March 1978.

James H. Young
Assistant Secretary
James H. Young

Form 3380 Ed. 4 74 Printed in U.S.A.