SPECIAL WARRANTY DEED

FROM: Citizens National Bank
of Bowling Green

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
17th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

TO: DuPont Joint Venture,
a joint venture

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.
DuPont Joint Venture 3813 Cleghorn Avenue Nashville, Tennessee 37215	A. E. Price & Associates 3813 Cleghorn Avenue Nashville, Tennessee 37215	Tract includes the following Map and Parcel Numbers:

No. 43-11-82
No. 43-11-90
No. 43-11-88
No. 43-7-114
No. 43-7-113
No. 43-7-112
No. 43-7-111
No. 43-7-110
No. 43-7-109
No. 43-7-108
No. 43-7-107
No. 43-7-106
No. 43-7-105
No. 43-7-104
No. 43-7-103
No. 43-7-102
No. 43-7-101
No. 43-7-100
No. 43-7-98
No. 43-7-97
No. 43-7-96
No. 43-12-13
No. 43 11-83
No. 43-12-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand and no/100 Dollars ($100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of August, 19 79.

Notary Public

My Commission Expires: 4-18-81

FOR AND IN CONSIDERATION OF the sum of One Hundred Thousand and no/100 Dollars ($100,000.00), Citizens National Bank of Bowling Green, a national banking association located in Bowling Green, Kentucky, has bargained and sold, and by these

presents does transfer, convey and specially warrant unto the said DuPont Joint Venture, a joint venture organized and existing under the laws of Tennessee, and composed of A. E. PRICE, FRED VINCENT, WILLIAM THETFORD, and ERSKIN BONDS, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FIRST TRACT: Being part of Lot No. 10 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office for said county; being Lots Nos. 3, 4, 22, 24, 29 to 44 inclusive and 46 to 48 inclusive of Block "A" on the unrecorded plan of Eller and Vandiver's Subdivision.

SECOND TRACT: Being part of Lot No. 10 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office for said County, described as follows:

Beginning at the northwest corner of Lot No. 10 and running thence south 2° 30' west 2193 feet to a stake at the northwest corner of Lot No. 5; thence south 88° east 1415.1 feet to a stake, the southwest corner of the tract purchased by John C. Vandiver and Rudolph M. Eller from John W. Anderson and wife, by deed of record in Book 1308, page 608, said Register's Office; thence with their lines, northwestwardly to the beginning; containing 35.6 acres, more or less.

Included in the above-described property but to be excluded therefrom as the result of the execution of a partial release of lien, of record in Book 4667, page 956, Register's Office of Davidson County, Tennessee, is the following described parcel of property:

Land in Davidson County, Tennessee, being shown on the Plan of Rio Vista Apartments, as of record in Plan Book 4460, page 144,Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly right of way of Anderson Lane (or Thornton Road) and the westerly right of way of proposed Rio Vista Drive, being the northeast corner of Lot No. 44, Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said county; thence south 27° 53' 00" east 1,478.0' to an iron pin in aforementioned proposed R.O.W. of Rio Vista Drive; thence with said proposed R.O.W. south 33° 30' 00" East 370.6' to an iron pin; thence south 60" 15' 00" west 582.5' to an iron pin; thence north 33° 30' 00" west 240.0' to an iron pin; thence north 84° 20' 00" west 394.0' to an iron pin being the southwest corner of this tract and the southeast corner of Lot No. 59 of Archwood Acres, Section I as of record in Book 2133, page 120, Register's Office of said county; thence with the easterly property line of Lot No. 59 North 5° 01' 40" East 220.0' to an iron pin being the northeast corner of said Lot No. 59 and being in the southerly R.O.W. of Roosevelt Avenue; thence with said R.O.W. south 84° 58' 20" East 62.1' to an iron pin; thence north 2° 01' 30" east 50.07' to an iron pin being in the northerly R.O.W. of Roosevelt Avenue; thence north 84° 58' 20" west 59.5' with the northerly R.O.W. of said Avenue to an iron pin being the southeast corner of Lot No. 58 of said Archwood Acres, Section I; thence with the easterly property line of said Lot No. 58 north 5° 01' 40" east 200.0' to a concrete monument being the northeast corner of said Lot No. 58; thence north 50° 01' 30" east 68.69' to a concrete monument; thence with

the easterly property lines of Lots No. 57, 56, 55 and 54 of said Archwood Acres, Section I, north 2° 01' 30" east 509.0' to a concrete monument; thence north 26° 28' 00" west 363.0' to an iron pin; thence north 67° 50' 00" east 100.05' to an iron pin being the southeast corner of Lot No. 44 of said Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said County; thence north 2° 01' 30" east 247.94' with the easterly property line of said Lot No. 44 to the point of beginning; containing 21.28 acres, more or less.

Being the same property conveyed to Citizens National Bank of Bowling Green by Deed from Julian L. Bibb, Substitute Trustee, of record in Book 5370, page 265, Register's Office for Davidson County, Tennessee.

This is unimproved property located in Davidson County, Tennessee.

Citizens National Bank of Bowling Green hereby covenants and specially warrants the following, and makes no other covenants or warranties other than the following:

Citizens National Bank of Bowling Green covenants and specially warrants that it has not done or suffered anything to be done whereby the said premises have been encumbered in anyway whatsoever during its ownership of the property.

This sale is expressly made subject to certain easements, encumbrances, restrictions, and liens including, but not limited to, the following:

(a) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(b) Such easements and restrictions as may be applicable, including but not limited to, those described on:

(i) the plan of record in Book 4460, page 144, Register's Office for Davidson County, Tennessee;

(ii) restrictive covenants contained in instruments of record in Book 1181, page 342; Book 1286, page 574; Book 1308, page 608; and Book 2344, page 557, Register's Office for Davidson County, Tennessee;

(iii) easement of record in Book 2337, page 367, Register's Office for Davidson County, Tennessee;

(iv) easement of record in Book 3538, page 300 and in Book 5236, page 793, Register's Office for Davidson County, Tennessee; and

(v) easement of record in Book 4081, page 740, Register's Office for Davidson County, Tennessee.

(c) 1979 taxes which have been prorated and will be paid by Grantee.

(d) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF Citizens National Bank of Bowling Green has caused its name to be signed by a duly authorized officer this 3rd day of August, 19 79.

CITIZENS NATIONAL BANK OF
BOWLING GREEN

By: Wendell K. Strode

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda K Hardy, a Notary Public of the State and County aforesaid, personally appeared Wendell K. Strode, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of CITIZENS NATIONAL BANK OF BOWLING GREEN, the within named bargainor, a national banking association, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of August, 19 79.

Linda K. Hardy
Notary Public

My Commission Expires: 4-18-81

F. 44200

IDENTIF. REFERENCE

AUG 3 4 35 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JLB/lf/scp/8-3-79

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5477 PAGE 56

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10. .50- CO
260.00 CO TX
.50 PRFE
12.00 MDEED
CHECK 272.50-
1604AOB/03/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

P- 44 20
F. 4 4 2 0 0

IDENTIF. REFERENCE

AUG 3 4 35 PM '79
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 702188