THIS INSTRUMENT PREPARED BY
John H. Lothrop, Asst. Counsel
John Hancock Mutual Life Ins. Co.
P.O.Box 111 Boston, Mass. 02117

ADDRESS NEW OWNER
AGS MOUNT HICKORY ASSOCIATES
c/o AGS PROPERTIES
111 East 38th St. New York,N.Y. 10016

8DA-41990
102-4
Par: 127 & 212

SPECIAL WARRANTY DEED

BOOK 5497 PAGE 749

KNOW ALL MEN BY THESE PRESENTS that JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a corporation organized under the laws of the Commonwealth of Massachusetts, Grantor, for and in consideration of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by AGS MOUNT HICKORY ASSOCIATES, a Tennessee limited partnership, Grantee, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the said Grantee and its successors and assigns forever all the following described real estate lying in the County of Shelby, State of Tennessee, to-wit:

Property description attached hereto as Exhibit A.

TO HAVE AND TO HOLD the aforesaid real estate together with the appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, and the Grantor does hereby covenant with the Grantee that it will forever warrant and defend the title to said real estate against the lawful claims of any and all persons whomsoever claiming the same by, through or under Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF the Grantor has executed this instrument as of the first day of June , 1979.

ATTEST

James H. Young
Assistant Secretary

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

By
George R. Rowland, Jr.
Senior Real Estate Investment Officer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

BE IT REMEMBERED, that on this 24th day of August , 1979, before me, the undersigned, a Notary Public in and for the County and Commonwealth aforesaid, came George R Rowland, Jr. , a Senior Real Estate Investment Officer of John Hancock Mutual Life Insurance Company and James H. Young , Assistant Secretary of said corporation, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My commission expires:

ETHEL M. LOBERG, Notary Public
MY COMMISSION EXPIRES MAY 14, 1982

SEND TAX BILLS TO:
DOBSON & JOHNSON, INC.
One Commerce Place
Nashville, TN 37239

State of Tennessee
County of Davidson

The actual consideration or value, which ever is greater, for this transfer is $3,875,000.00
Subscribed and sworn to before me, this the 6th day of December, 1979.

Affiant

Notary Public

Comm. Exp:4/18/82

EXHIBIT A

TRACT NO. 1: Land lying in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Mount Hickory Subdivision, as recorded in book 4175, page 47, Register's Office Davidson County, Tennessee, described as follows:

Beginning at a point lying on the southerly margin of Premier Drive, said point further described as being the northwest corner of Lot No. 738, as shown on the Plan of Charlotte Park, Section 12, recorded in book 2900, page 127, Register's Office Davidson County, Tennessee; thence leaving said southerly margin of Premier Drive and running along the westerly lot line of said Lot No. 738 and the westerly property line of said Charlotte Park, Section 12, South 49° 30' 06" East a distance of 318.59 feet to a point, said point further described as being the southwest corner of Lot No. 741 as shown on said Plan of Charlotte Park, Section 12, and the northwest corner of Lot No. 742 as shown on the Plan of Charlotte Park, Section 22, recorded in book 3700, page 67, Register's Office Davidson County, Tennessee; thence running along the westerly property line of said Charlotte Park, Section 22, as follows: South 50° 49' 02" East a distance of 257.16 feet to a point; thence South 26° 51' 12" East a distance of 242.66 feet to a point; thence South 33° 38' 42" East a distance of 95.17 feet to a point, said point further described as lying on the westerly and/or rear lot line of Lot No. 835 as shown on said Plan of Charlotte Park, Section 22; thence leaving said westerly property line of said Charlotte Park, Section 22, and running South 54° 29' 18" West a distance of 90.0 feet to a point; thence South 51° 27' 47" East a distance of 42.70 feet to a point, said point further described as being the northeasterly corner of a tract of land owned by Paul J. Bass, as recorded in book 519, page 59, Register's Office Davidson County, Tennessee; thence running along the northerly property line of the said Bass property South 48° 15'29" West a distance of 735.55 feet to a point lying on the easterly property line of a tract of land owned by A. B. Pratt as recorded in book 1851, page 583, Register's Office Davidson County, Tennessee; thence running along the easterly property line of the said Pratt property North 50° 01' 08" West a distance of 598.77 feet to a point, said point further described as being the southwesterly corner of a tract of land owned by A. W. Terrell & Son, Inc., as recorded in book 3967, page 61, Register's Office Davidson County, Tennessee; thence running along the southerly property line of the said Terrell property North 44° 10' 28" East a distance of 458.10 feet to a point, said point further described as being the southeasterly corner of the said Terrell property; thence running along the easterly property line of the said Terrell tract North 47° 55' 49" West a distance of 416.66 feet to a point, said point further described as lying on the southerly margin of Premier Drive; thence leaving the easterly property line of the said Terrell property and running along the said southerly margin of Premier Drive as follows: North 44° 13' 40" East a distance of 86.16 feet to a point, said point further described as lying at the beginning of a curve having a radius of 269.94 feet; thence around said curve to the right a distance of 192.73 feet to a point, said point further described as lying at the beginning of a curve having a radius of 313.78 feet; thence around said curve to the left a distance of 228.41 feet to the point of tangency; thence North 43° 25' 49" East a distance of 2.58 feet to the point of beginning.

lot line of said Lot No. 742 and the westerly

TRACT NO. 2: Land in the 8th Civil District of Davidson County, Tennessee, being a Reserved Parcel, as shown on the Plan of Mount Hickory Subdivision, as recorded in book 4175, page 47, Register's Office for said County, described as follows:

Beginning at a concrete monument at the intersection of the north margin of Premier Drive and the south margin of Interstate 40; thence North 44° 13' 40" East 378.98 feet to an existing monument; thence South 48° 33' 24" East 142.70 feet to a concrete monument in the northerly margin of Premier Drive; thence with a curve to the right along the northerly margin of Premier Drive 192 feet to a concrete monument; thence continuing along the northerly margin of Premier Drive with a curve to the left 228.43 feet to the point of beginning.

This conveyance is made subject to agreement and restrictive covenants of record in book 4380, page 794, Register's Office for Davidson County, Tennessee; owner's certificate, Tract No. 2 limited as to use as building site as shown on plat; lack of direct access to Interstate I-40 from Tract No. 2 of record in book 3069, page 613, Register's Office for said County and ten-foot public utility and drainage easement and 50-foot minimum building setback line from Premier Drive, as shown on plan of record in book 4175, page 47, Register's Office for Davidson County, Tennessee.

RUSH

F. 5 1 5 9 6

IDENTIF. REFERENCE

BOOK 5497 PAGE 751

SEP 12 4 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 George R. Rowland, Jr. is a Senior Real Estate Investment Officer of the Company, this 24th day of August 1979.

Assistant Secretary
James H. Young

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

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

RECEIVED OF _____ BOOK 5497 PAGE 752

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		3,875,000.00		
Conv.			10075.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 10084.50-	
			1039A09/12/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5 1 5 9 6

IDENTIF. REFERENCE

SEP 12 4 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711349