654 01/26 1130.50- CHECK

This Instrument Prepared By:
ROBINSON & GWIN, ATTORNEYS
107 Donelson Pike
Nashville, Tennessee 37214

SPECIAL WARRANTY DEED

New Owners' Address:	Send Tax Bills To:	Map-Parcel Numbers:
RODGER S. HUNT, HAROLD ROSEN and ADIB GHOBRIAL P. O. Box 108 Hermitage, TN 37076	-SAME-	Map 64 Parcel p/o 33 04D-26840

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, including the joint assumption of an existing mortgage obligation of record in Book 5516, page 426, Register's Office for Davidson County, Tennessee, as same has been amended and modified by separate instruments of even date herewith, I, RODGER S. HUNT, have this day bargained and sold, and do hereby transfer and convey unto HAROLD ROSEN and ADIB GHOBRIAL ("Grantees"), a one-half (½) undivided interest as tenants in common in certain real property in Davidson County, Tennessee, as more particularly described by Exhibit "A", attached hereto (the "Real Estate");

TO HAVE AND TO HOLD said one-half undivided interest in said Real Estate, with the appurtenances, estate, title and interest belonging to said Grantees, forever. Grantor covenants that he is lawfully seized and possessed of said Real Estate in fee simple, has a good right to convey the stated interest in it, and that same is unencumbered except for the existing first mortgage obligation, as amended, and by existing easements of record in said Register's Office. Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said Real Estate to Grantees against the lawful claims of all persons claiming under them, but not further or otherwise.

Dorothy Hunt joins in this conveyance to transfer any interest she may have in the one-half undivided interest herein conveyed, as Wife of Grantor Rodger S. Hunt.

WITNESS my hand this the 9th day of January, 1981.

Rodger S. Hunt
RODGER S. HUNT

Dorothy Hunt
DOROTHY HUNT

BOOK 5703 PAGE 560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rodger S. Hunt and wife, Dorothy Hunt, who after first being duly sworn, made oath that as bargainors, they executed the within instrument for the purposes contained therein, this the 9th day of January, 1981.

Notary Public

My Commission Expires: 5-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of Jaunary, 1981.

Notary Public

My Commission Expires: 5-18-81

G 2 6 7 0 7

IDENTIFICATION REFERENCE

JAN 26 11 18 AM '81

FILED

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Phases 1 and 2 of the property shown on a Plat of record in Book 5200, page 266, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Alley, Young & Baumgartner, Inc., Surveyors as follows:

Phase 1

SECTION 1 of Phase 1 begins at an iron pin in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Section herein described and also being the northeast corner of Phase 1 of said lands; thence with said margin of Andrew Jackson Parkway South 01 deg. 57 min. 55 sec. West 140.00 feet to a point; thence leaving said margin and running South 85 deg. 58 min. 30 sec. West 425.84 feet to a point; thence North 83 deg. 14 min. 09 sec. West 360.00 feet to a point; thence South 06 deg. 45 min. 51 sec. West 260.00 feet to a point; thence North 83 deg. 14 min. 09 sec. West 140.00 feet to a point; thence North 06 deg. 45 min. 51 sec. East 205.00 feet to a point; thence North 45 deg. 38 min. 48 sec. West 261.10 feet to a point in the common boundary with Phase 2 of said lands; thence with the said common boundary North 08 deg. 19 min. 51 sec. East 115.00 feet to an iron pin, said point being the northwest corner of the Section herein described and also being the southwest corner of Phase 3 of said lands; thence with the common boundary with said Phase 3, South 83 deg. 14 min. 09 sec. East 1110.35 feet to the point of beginning, and containing 5.976 acres, more or less.

SECTION 2 of Phase 1 is in two separate tracts, as follows: Tract One begins at a point in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Tract herein described and also being the southeast corner of Section 1 of Phase 1; thence with the common boundary between Sections 1 and 2, South 85 deg. 58 min. 30 sec. West 425.84 feet to a point; thence North 83 deg. 14 min. 09 sec. West 360.00 feet to a point; thence South 06 deg. 45 min. 51 sec. West 260.00 feet to a point in the northerly boundary of Section 3 of Phase 1; thence running with said common boundary, South 83 deg. 14 min. 09 sec. East 150.00 feet to a point; thence North 06 deg. 45 min. 51 sec. East 140.00 feet to a point; thence South 83 deg. 14 min. 09 sec. East 290.00 feet to a point; thence South 06 deg. 45 min. 51 sec. West 140.00 feet to a point; thence South 83 deg. 14 min. 09 sec. East 366.83 feet to a point in the westerly margin of Andrew Jackson Parkway, said point being the southeast corner of the Tract herein described and also being the northeast corner of Section 3 of Phase 1 of said lands; thence with said westerly margin of Andrew Jackson Parkway, North 01 deg. 57 min. 55 sec. East 340.91 feet to the point of beginning, and containing 4.207 acres, more or less. Tract Two begins at a point in the westerly margin of Phase 1 of said lands, said point being in the common boundary line between Phase 1 and Phase 2 of said lands, and also being 115.00 feet South of an iron pin at the northwest corner of said Phase 1; thence with the common boundary between Phase 1 and Phase 2, South 08 deg. 19 min. 51 sec. West 438.32 feet to a point, said point being the southwest corner of the Tract herein described and also being the northwest corner of Section 3 of Phase 1; thence leaving the common boundary between Phases 1 and 2, and running North 78 deg. 06 min. 41 sec. East 231.01 feet to a point; thence North 06 deg. 45 min. 51 sec. East 205.00 feet to a point; thence North 45 deg. 38 min. 48 sec. West 261.10 feet to the point of beginning, and containing 1.578 acres, more or less, for a total acerage in Section 2 of Phase 1 of 5.785 acres, more or less.

SECTION 3 of Phase 1 begins at an iron pin in the westerly margin of Andrew Jackson Parkway, said point being the southeast corner of both the Section herein described and also of all of Phase 1 of said lands; thence with the southerly boundary of said Phase 1, North 87 deg. 46 min. 23 sec. West 1188.89 feet to an iron pin at the southwest corner of the Section herein described, said point also being the southwest corner of all of Phase 1 of said lands, and the southeast corner of Phase 2 of said lands; thence with the common boundary between said Phase 1 and 2, North 08 deg. 19 min. 51 sec. East 190.00 feet to a point; thence leaving said common boundary and running North 78 deg. 06 min. 41 sec. East 231.01 feet to a point; thence South 83 deg. 14 min. 09 sec. East 140.00 feet to a point, said point being the southwest corner of Section 2, Tract 1 of said lands; thence continuing South 83 deg. 14 min. 09 sec. East 150.00 feet to a point; thence North 06 deg. 45 min. 51 sec. East 140.00 feet to a point; thence continuing with the common boundary between Section 2, Tract One and the Section herein described, South 83 deg. 14 min. 09 sec. East 290.00 feet to a point; thence South 06 deg. 45 min. 51 sec. West 140.00 feet to a point; thence South 83 deg. 14 min 09 sec. East 366.83 feet to a point in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Section herein described and also being the southeast corner of Section 2, Tract One of said Phase 1; thence with said westerly margin of Andrew Jackson Parkway, South 01 deg. 57 min. 55 sec. West 170.36 feet to the point of beginning, and containing 6.597 acres, more or less.

Phase 2

PHASE 2 begins at a point in the easterly right-of-way of Shute Lane, said point being the southwest corner of the Tulip Grove Baptist Church Property, as of record in Book 4878, page 629, and Book 5238, page 839, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the Phase herein described; thence with the common boundary between Phase 2 and said Church Property, South 79 deg. 56 min. 34 sec. East 270.00 feet to an iron pin; thence South 8 deg. 20 min. 44 sec. West 145.00 feet to an iron pin; thence South 79 deg. 56 min. 34 sec. East 514.11 feet to an iron pin, said point being the northeast corner of the Phase herein described; thence leaving said common boundary with the Church Property and running with the common boundary between Phases 2 and 3, South 7 deg. 43 min. 39 sec. West 265.78 feet to an iron pin, said point being the southwest corner of Phase 3 of said lands and the northwest corner of Phase ; thence with the common boundary between said Phases 1 and 2 South 08 deg. 19 min. 51 sec. West 743.32 feet to an iron pin; thence with the common boundary between said Phase 2 and the Moore Handley, Inc. Property, as of record in Book 5230, page 637, said Register's Office, North 87 deg. 52 min. 36 sec. West 275.00 feet to a point; thence with the boundary between said Phase and the J. R. Freeman, Trustee, Property, as of record in Book 4101, page 72, said Register's Office, North 87 deg. 52 min. 36 sec. West 517.25 feet to an iron pin in the easterly right-of-way of Shute Lane; thence with said right-of-way, North 08 deg. 22 min. 50 sec. East 1,263.37 feet to the point of beginning, and containing 20.110 acres, more or less.

BEING a part of the same property conveyed to Rodger S. Hunt and Hunt Enterprises, Inc. by Deed from J. R. Freeman, Trustee, of record in Book 5516, page 422, Register's Office for Davidson County, Tennessee, and as corrected by Deed of Correction recorded in Book 5703, page 540, said Register's Office, and also being the same property which Hunt Enterprises, Inc., by deed of record in Book 5703, page 554, Register's Office for Davidson County, Tennessee, conveyed all of its ½ undivided interest to Rodger S. Hunt.

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

RECEIVED OF _____

FOR _____ BOOK 5703 PAGE 563

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
			430000.00-	CO
			1118.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	1130.50-
6544A	01/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 26 11 18 AM '81

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

No. 803567