THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.	
Cumberland Trace Partnership	Same	73-16	66
c/o Stephen O. Hewlett		74-13	1
644 West Iris Drive		74-13	2
Nashville, Tennessee 37204		74-13	4
		74-13	6
		74-13	3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which are hereby acknowledged, First Tennessee Bank National Association Franklin, Franklin, Tennessee, a national banking association (the "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the said Cumberland Trace Partnership, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,798.51.

Stephen O. Hewlett
Affiant

Subscribed and sworn to before me this 24 day of June, 1983.

Notary Public

My commission expires: 10-15-83

06/24 15:04 CHECK

7529

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth below:

1. Taxes for 1983, a lien, but not yet due and payable.

2. Easement recorded in Book 4373, page 83, Register's Office for Davidson County, Tennessee, to Metropolitan Government of Nashville and Davidson County, Tennessee.

3. Easement for a 20 foot roadway as recorded in Book 1878, page 60, and having the benefit of said easement as recorded in Book 1878, page 164, Register's Office for Davidson County, Tennessee.

4. Easement and right to flood given by Katherine Williams to the United States of America as may be necessary as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, in instrument of record in Book 2203, page 189, Register's Office for Davidson County, Tennessee.

5. Reservation of the right to draw water from a well located on said property of record in Book 3571, page 194, in the Register's Office for Davidson County, Tennessee.

6. Title to that portion of the premises located within any bounds or highways.

7. Natural flow of the Cumberland River.

8. A. H. Roberts and wife, conveyed to Mrs. Paul Capps by instrument of record in Book 1126, page 461, Register's Office for Davidson County, Tennessee, an easement from the land of said Mrs. Capps, containing 10 acres, said easement being 10 feet wide, across the land of said A. H. Roberts, to a well, with rights of securing water, said well being located about 250 feet from Mrs. Capps' residence.

9. A. H. Roberts conveyed to Mrs. Hattie Smith Roberts and her son, William A. Roberts, the right to use the spring on said Roberts land about 60 feet northwest of the corner of the 2.75 acre tract, as set forth in the deed in Book 1422, page 179, Register's Office for Davidson County, Tennessee, also the right to use water from a well near the east part of said tract, with right of ingress and egress thereto.

10. An easement granted United States of America in connection with the Cheatham Lock and Dam Project on Cumberland River, of record in Book 2281, page 177, Register's Office for Davidson County, Tennessee, being known as Tract No. S-1901-E.

11. The following easement was reserved to Grady Campbell and wife, Neva Campbell in the deed to Donald L. Traughber, of record in Book 4215, page 423, Register's Office for Davidson County, Tennessee: "Grantors reserve to themselves their heirs and assigns as easement across premises to Cumberland River."

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, and not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of June, 1983.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION FRANKLIN

By: Bard Quillman V.P. & Cashier

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, A. H. Johnson, Jr., a Notary Public of the State and County aforesaid, personally appeared Bard Quillman and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be V. P. & Cashier and Cashier respectively of the First Tn. Bk. Nat'l. Assn. the within named bargainor, a corporation, and that he as such V.P. and Cashier being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bard Quillman as such V. P. and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville this 24th day of June, 1983.

A. H. Johnson, Jr.
Notary Public

My commission expires: 10-6-83

A. H. JOHNSON, JR. NOTARY PUBLIC DAVIDSON COUNTY

H 56114

TRUST

IDENTIF. REFERENCE

JUN 24 3 00 PM '83

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

DUPLICATE

Tax paid on this Contract
In the amount of 6256
on Instrument # H47438
recorded in Davidson County Registers Office
Date 6-24-83
B. Edwards Dep. Reg.

EXHIBIT A

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, September 14, 1956, as follows:

Beginning at an iron pin in the east margin of a 20 feet lane at what will be Helms' new corner and being the south corner of the land in question; thence along the margin of said lane, north 37° 15' west 193.2 feet to a point in the east line of a 20 feet easement; thence with the line of said easement, north 20° west 298 feet to an iron pin; thence leaving said easement, north 82° 30' east 89.7 feet to Cumberland River; thence along the water's edge of said River, south 21° east 88 feet; south 53° east 220 feet; south 69° 31' east 119.3 feet to a stump; thence south 43° 45' west 237 feet to the point of beginning. Included in the above description, but excluded therefrom, is that part of said property conveyed to Bertha Kittrel, by deed from Donald L. Traughber and wife, Gertrude C. Traughber, of record in Book 4216, page 546, Register's Office for said County.

Land in the 3rd Civil District of Davidson County, Tennessee, more particularly described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated December 29, 1957, as follows:

Beginning at an iron pin in the fence row of the westerly border of the property shown in the above survey; thence north 69° 24' east 126.65 feet to an iron pin; thence northerly 177.45 feet to an iron pin; thence westerly 24 feet to a large post; thence southerly with the fence referred to hereinabove 216 feet, more or less, to the point of beginning.

Land in the 3rd Civil District of Davidson County, Tennessee, beginning at the northwest corner of the property conveyed to Donald L. Traughber by deed from Grady Campbell and wife, Neva Campbell, as of record in Book 4215, page 423, Register's Office for Davidson County, Tennessee; thence south 82° 30' west a distance of 89.7 feet to a point; thence south 21° east a distance of 88 feet to a point; thence south 53° east a distance of 62 feet to a point; thence in a line in a westerly direction to a point in the easterly margin of a 20-foot easement; thence along the 20 foot easement south 20° 00' east a distance of 150 feet to the point of beginning.

Land in the 3rd Civil District of said County, and State, described according to a copy of a survey made by E. L. Miller, Jr. and Co., Surveyors dated June 7, 1961, as follows:

Beginning at an iron spike at a 24 inch elm tree, said tree being at a common corner of the herein described tract and Peach's 0.42 acre tract thence south 4° 47' east 122.5 feet to an iron pin; thence north 79° 35' west 203.3 feet to an iron pin; thence north 11° 05' east 50 feet to an iron pin by 8 inch post; thence north 79° 15' east 133 feet to an iron pin; thence south 38° 10' east 5.3 feet to iron pin; thence North 74° 20' east 50.7 feet to the point of beginning, containing 0.36 of an acre more or less.

continued

Together with an easement for a 20 foot roadway as set out in deeds of record in Book 1878, page 164, and Book 2753, page 60, and having the benefit of said easement as set out in the above deed of record in Book 1878, page 164, the said easement being in the 20 foot roadway as shown on the survey made by Yokley and Waggoner on July 19, 1950 and said easement provides for the right of ingress and egress to the land hereinabove conveyed. Also conveyed herein are certain rights with reference to an existing water well serving this property and adjoining property.

Land in the Third Civil District of Davidson County, Tennessee: Beginning at a 24 inch Elm Tree in the Easterly margin of a road, being a common corner with the 0.36 acre tract as conveyed in Book 3248, page 61, Register's Office for Davidson County, Tennessee; thence south 74 degrees 20 minutes west 50.7 feet to a pin; thence North 38 degrees 10 minutes west 133 feet to a pin; thence south 79 degrees 15 minutes west 133 feet to an iron pin by a post; thence North 9 degrees 37 minutes East 113.7 feet to an iron pin; thence North 70 degrees 0.5 minutes East 126.65 feet to an iron pin in the edge of said road; thence South 19 degrees 37 minutes East 127.2 feet to point of beginning and containing 0.42 acres, more or less.

Beginning in the center of the McGavock or McFadden's Bend Road immediately south of an elm just inside of the fence; thence South 79° east 450 feet to a stake; thence north 11° east passing through an oak tree at 206 feet, in all 367 feet to the center of the Ferry Road; thence with the center of said road, north 71-1/2° west 250 feet; north 57° west 273 feet to the center of said McGavock Road; thence with the center of said road, south 2-1/2° east 226 feet, south 11° west 282 feet to the beginning, containing 4.33 acres, be the same more or less.

Also a small tract of land east of the above on Cumberland River, beginning at low water mark on said river at Reynolds', now Ballentine's southeast corner; thence with his line north 89° west 110 feet, more or less, to the center of said Ferry Road; thence with said road, south 15° east 50 feet; thence south 89° east 110 feet, more or less, to low water mark on said river; thence down said river northwardly 50 feet to the beginning.

Being part of the same property conveyed to Harpeth National Bank by Trustee's Deed of record in Book 5511, page 235, Register's Office for Davidson County, Tennessee.