VOL 447 PAGE 662

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Massey-Ward Investments, Inc.	SAME	
c/o Maryland Farms		To be assigned
Westpark Bldg - Suite 201		
111 Westwood Place		
Brentwood, TN 37027		
Attn: Will Ogilvie		

BOOK 6089 PAGE 434

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration of true value of this transfer whichever is greater, is $31,950.76.

Will Ogilvie
Affiant

Subscribed and sworn to before me this 30th day of June, 1983.

Notary Public
My Commission Expires: 10/10/83

This Instrument Prepared By:
GORDON, BOTTORFF, WATERS & LITTLE, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, TN 37027
(615) 373-4242

JAMES M. WARD, the Grantor herein, for and in consideration of the sum of THIRTY ONE THOUSAND NINE HUNDRED FIFTY DOLLARS AND SEVENTY-SIX CENTS ($31,950.76), paid in cash, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto MASSEY-WARD INVESTMENTS, INC., the Grantee herein, its successors and assigns, certain real property located in part in the Fifteenth Civil District of Williamson County, City of Brentwood, Tennessee, and in part in the Second Civil District, Metropolitan Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Old Hickory Boulevard, said point being 1582 feet, more or less, westerly from the intersection of the southerly right-of-way line of Westpark Drive as measured along the southerly right-of-way line of Old Hickory Boulevard and also being 60 feet south of the former south right-of-way line of Old Hickory Boulevard; thence,

1. With a line severing the property of which this is a part, S 1° 51' 28" W 557.00 feet to a point; thence,
2. N 86° 17' 00" W 375.00 feet to a point in the center of a proposed 50-foot road; thence,
3. N 14° 05' 47" E 557.51 feet to a point on the southerly right-of-way line of Old Hickory Boulevard; thence,
4. With the southerly right-of-way line of Old Hickory Boulevard, S 88° 08' 32" E 256.62 feet to the point of beginning and containing 174,292 square feet or 4.0 acres.

Being a part of the property conveyed to J.T. Ward by deed recorded in Deed Book 81, Page 52, Register's Office of Williamson County, Tennessee, and Book 1284, Page 246, Register's Office of Davidson County, Tennessee; and further being a part of the same property devised to James M. Ward by Last Will and Testament of James Truman Ward, deceased, of record in Will Book 41, Page 969, County Court Clerk's office of Williamson County, Tennessee, the property conveyed herein being Lot No. 14 of Final Plat section 7, of Maryland Farms filed of record in Book 5800, Page 90, Register's Office of Davidson

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County, Tennessee; and filed of record in Book 8, Page 39, Register's Office of Williamson County, Tennessee.

This conveyance is subject to 1983 real property taxes, which are to be paid by the Grantees, and any public roads, utility and visible easements, recorded restrictions, covenants and governmental regulations affecting the land.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest belonging thereto to the said MASSEY-WARD INVESTMENTS, INC., its successors and assigns forever.

The Grantor does covenant with the said MASSEY-WARD INVESTMENTS, INC., that JAMES M. WARD is fully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and does further covenant and bind JAMES M. WARD, his successors and representatives, to warrant and forever defend the title to the said land to the said MASSEY-WARD INVESTMENTS, INC., its successors and assigns against the lawful claims of all persons claiming under the said JAMES M. WARD.

The undersigned, MARY JANE WARD, wife of James M. Ward, joins in this Deed for the purpose of conveying any interest which she might have in said property.

WITNESS our hands and seals this 30th day of June, 1983.

H 58412

IDENTIFICATION REFERENCE

JUL 6 2 18 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

James M Ward
JAMES M. WARD

Mary Jane Ward
MARY JANE WARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JAMES M. WARD and MARY JANE WARD, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30 day of June, 1983.

NOTARY PUBLIC AT LARGE TENNESSEE

Law Offices
GORDON, BOTTORFF, WATERS and LITTLE
Maryland Manor
5201 Maryland Way
Brentwood, TN 37027

Edward Gordon
Notary Public

My Commission Expires:
10/10/83

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 1 day of July 1983
at 4:06 o'clock P M Noted in Note Book 33 page 67
and Recorded in Book No 447 page 662 State Tax
Paid 83.20 Fee .50 Recording Fee 6.00 Total 89.70
Receipt No. 49486 Witness my hand

J D Bennett
Register