BOOK 6089 PAGE 436

SPECIAL WARRANTY DEED VOL 447 PAGE 664

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Winners Corporation	SAME	To be assigned jk
Winners Circle		
Maryland Farms		
Brentwood, TN 37027		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $220,000.00 .

Catherine P. Collins
Affiant

Subscribed and sworn to before me this 1st day of July, 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

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND DOLLARS ($220,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

MASSEY - WARD INVESTMENTS, INC.

does hereby bargain, sell, transfer and convey to

WINNERS CORPORATION

a Tennessee corporation, a certain tract or parcel of land lying and being in the Fifteenth Civil District of Williamson County, City of Brentwood, Tennessee, and part of 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 the property conveyed to the Grantors herein by deed from James M. Ward of record in Book 447, Page 662, Register's Office of Williamson County, Tennessee and Book 6089, Page 434, Register's Office of Davidson County, Tennessee, same being Lot 14 of Final Plat section 7, Maryland Farms, filed of record in Book 5800, Page 90, Register's Office Davidson County, Tennessee, and Book 8, Page 39, Register's Office, Williamson County, Tennessee.

Law Offices
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Together with a 50-foot non-exclusive easement for ingress and egress to Maryland Way as depicted on Final Plat section 7 of Maryland Way and designated as Winners Circle.

Together with an exclusive easement for ingress and egress along the western line of Lot 14 of Final Plat section 7 of Maryland Farms and described as follows:

Beginning at an iron pin located at the southeast corner of the above described tract; thence, south 86° 17' 00" east 25 feet to a point; thence, north 14° 05' 47" east 557.51 feet; thence, north 88° 08' 32" west 25 feet to a point in the eastern boundary of Lot 13 of Final Plat section 7 of Maryland Farms; thence, along said boundary south 14° 05' 47" west 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.51 feet long.

Being the same easement described in Deed of Record in Deed Book 420, Page 931, said deed being from Massey-Ward Investments, Inc. to Winners Corporation for Lot 13 section 7 of Maryland Farms.

This conveyance is subject to 1983 real property taxes, which are to be prorated, any easements for public roads, recorded easements, restrictions and governmental regulations affecting the land.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging to said WINNERS CORPORATION, its heirs and assigns forever,

AND, MASSEY-WARD INVESTMENTS, INC., a Tennessee corporation, does covenant with the said WINNERS CORPORATION that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey same, that it is free and unencumbered except for thelien of the 1983 real property taxes which are assumed by the Grantee; and that it will defend the title to said property unto the said WINNERS CORPORATION, a Tennessee corporation, its successors and assigns, against all persons claiming under MASSEY-WARD INVESTMENTS, INC.

WITNESS my hand this 1st day of July, 1983.

H58413

IDENTIF. REFERENCE
JUL 6 2 26 PM 83
FELIX Z. ... DAVIDSON COUNTY, TENN.
RUSH

MASSEY-WARD INVESTMENTS, INC.

By: James M Ward
James M. Ward, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James M. Ward, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice-President of Massey-Ward Investments, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of July, 1983.

Notary Public

My Commission Expires: 10/10/83

NOTARY PUBLIC AT LARGE OF TENNESSEE

Law Offices
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5201 Maryland Way
Brentwood, TN 37027

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 1 day of July 1983
at 4:08 o'clock P M Noted in Note Book 33 page 67
and Recorded in Book No. 447 page 665 State Tax
Paid 572.00 Fee .50 Recording Fee 6.00 Total 578.50
Receipt No. 49487 Witness my hand

J. D. Bennett, Register