This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Freeman Webb Developers, Inc.
2200 Hillsboro Road
Nashville, Tennessee 37212

Send Tax Bills to: Same

Map-Parcel No.
104-8; 160 (Tract 1)
104-12; 268 (Tract 2)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $504,846.00.

Angela J. Murphy
Affiant

Subscribed and sworn to before me, this the 28th day of March, 1984.

Jeanette L. Ramey
Notary Public

My Comm. Expires: 1/19/88

NOTARY PUBLIC DAVIDSON COUNTY JEANETTE L. RAMEY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, David W. Talley, Trustee, with full power to sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Freeman Webb Developers, Inc., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, certain real property located in Davidson County, Tennessee, which property is described in Exhibit A attached hereto and incorporated herein.

ALL WARRANTIES OF GRANTOR HEREIN CONTAINED ARE EXPRESSLY LIMITED TO THOSE PERSONS OR PARTIES CLAIMING BY, THROUGH, OR UNDER GRANTOR.

The above property is transferred subject to the following limitations, restrictions and encumbrances:

1. 1984 Metropolitan Government taxes.

2. Rights of tenants in possession.

3. Restrictive covenants of record in Book 4626, page 719, and Book 5356, page 732, and Book 5356, page 739, Register's Office for Davidson County, Tennessee.

4. The Plan as to Tract I of record in Book 4885, page 87, said Register's Office, shows an owner's certificate and a permanent utility easement located on the northerly corner of said lot.

5. The Plan as to Tract II of record in Book 5190, page 44, said Register's Office, shows an owner's certificate and a permanent utility easement being 7.5 feet in width along the westerly line of said lot and also along the southerly portion of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE and binds himself, his successors and assigns, 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 parties whomsoever, claiming by, through or under GRANTOR. Wherever used, the singular number shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand as of this 1st day of March, 1984.

David W. Talley, Trustee

David W. Talley, Trustee,
with full power to sell, convey,
mortgage or otherwise encumber
without the joinder of any
beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jackie Russell, a Notary Public in and for said County and State, the within named David W. Talley, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 1984.

Jackie Russell
NOTARY PUBLIC

JACKIE RUSSELL NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-30-85

EXHIBIT A

LEGAL DESCRIPTION

TRACT NO. I:

Land in Davidson County, Tennessee, being a portion of Lots 34, 35 and 36 on the revised and corrected Plan of Lots 43, 44, 57 and 58 in Christopher and Kirkman's Belmont Park Addition as of record in Book 4885, page 87, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Magnolia Blvd. and the northerly margin of Alley No. 918; thence with the southerly margin of Magnolia Blvd. around a slight curve which has a radius of 8,078 feet to the right 102.62 feet; thence with the southerly margin of Magnolia Blvd. North 65° 04' 48" East, 203.15 feet to the beginning of a curve; thence around said curve which has a radius of 20 feet southeasterly 39.95 feet to a point in the westerly margin of 18th Avenue South; thence with the westerly margin of 18th Avenue South around a curve which has a radius of 274 feet southeasterly 117.14 feet to a point; thence with the west margin of 18th Avenue South, South 7° 02' 21" West, 28.13 feet to the beginning of a curve; thence around said curve which has a radius of 15 feet southwesterly 23.81 feet to the northerly margin of Alley No. 918; thence with the northerly margin of Alley No. 918 North 82° 01' 25" West, 297.94 feet to the point of beginning.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of University Center Estates, Section III, of record in Book 5190, page 44, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the southerly margin of Wedgewood Avenue, said point being the common front corner of Lot Nos. 1 and Parcel 266 of Map 104-8; thence with the line between said Lots South 09° 22' 29" West, 170.39 feet to a point; thence South 82° 09' 31" East, 7.50 feet to a point; thence South 07° 50' 29" West, 50.00 feet to a point; thence South 82° 09' 31" East 16.71 feet to a point in the westerly margin of Magnolia Boulevard, said point being the beginning of a curve; thence around said curve to the left having a radius of 1054.0 a distance of 127.05 feet to the beginning of a curve; thence around said curve to the left, having a radius of 614.0 feet, a distance of 62.91 feet to the beginning of a curve; thence around said curve to the left having a radius of 20.0 feet a distance of 31.97 feet to a point in the southerly margin of Wedgewood Avenue, said point being the beginning of a curve; thence around said curve to the left having a radius of 784.0 feet a distance of 100.61 feet to the point of beginning.

TRACT NOS. I AND II being the same property conveyed to David W. Talley, Trustee, with full power to sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by quitclaim deed from J. R. Freeman and wife, Mary C. Freeman, and J. T. Hunter and wife, Mary S. Hunter, of record in Book 5579, page 438, said Register's Office.

RUSH

I 1 8 1 7

IDENTIF. REFERENCE

MAR 20 2 55 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6258 PAGE 717

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

504646.00- CAMT.
1312.48 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1321.98-
3993A03/26/04 BAL .0?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 1 8 1 7

IDENTIF. REFERENCE

MAR 28 2 56 PM '04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23887