FROM: J. R. FREEMAN, TRUSTEE

TO: MILLER G. KIMBROUGH, JR., TRUSTEE

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

Address New Owner as follows:
Miller G. Kimbrough, Jr., Trustee
3401 West End Avenue
Nashville, Tennessee 37203

Send Tax Bills to: Same

Map-Parcel No. 108-0-024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $1,508,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 1984.

Notary Public

My Comm. Expires: 11-1-87

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. R. Freeman, Trustee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Miller G. Kimbrough, Jr., Trustee with full power to mortgage, sell and encumber without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A.1, attached hereto and by this reference incorporated herein, for the Property Description.

See Exhibit A.2, attached hereto and by this reference incorporated herein, for the Permitted Exceptions.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, in fee simple forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said land, has a good and lawful right to convey it, and that it is unencumbered except as herein set out

Grantor further covenants and binds himself and his successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons. All warranties of Grantor herein are expressly limited to those persons or parties claiming, by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 30TH day of MARCH, 1984.

J. R. Freeman, Trustee

J. R. FREEMAN, TRUSTEE

3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH N. BARKER a Notary Public in and for said County and State, the within named J. R. Freeman, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), 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.

NOTARY PUBLIC

My Commission Expires: 1-19-86

EXHIBIT A.1

PROPERTY DESCRIPTION

Being a parcel of land located in the Second, formerly the Third, Civil District of Nashville, Davidson County, Tennessee, lying north of Interstate 40, east of Donelson Pike, and south of Elm Hill Pike, more particularly described as follows:

Beginning at an existing P.K. spike located in the east margin of Donelson Pike 18.44 feet northerly from the right-of-way of Interstate 40, and being the southwest corner of Tony Kriatsas property, as recorded in Book 4454, page 70, R.O.D.C.

Thence, with Kriatsas south line S 81° 51' 08" E, 412.57 feet to a concrete monument;

Thence, N 22° 59' 26" E, 126.28 feet to a concrete monument;

Thence, S 84° 21' 40" E, 21.27 feet to an iron pin;

Thence, N 05° 38' 20" E, 496.62 feet to an iron pin;

Thence, N 79° 57' 08" E, 181.88 feet to a concrete monument;

Thence, N 19° 08' 14" E, 140.99 feet to a concrete monument;

Thence, with the south line of Brown, Robinson and other properties facing Elm Hill Pike, S 81° 55' E, 255.92 feet to an iron pipe;

Thence, S 82° 05' E, 498.11 feet to an iron pipe;

Thence, S 81° 55' E, 576.75 feet to a concrete monument;

Thence, S 82° 04' E, passing an iron pin at 326.51 feet and a concrete monument at 466.01 feet, a total distance of 484.54 feet, to a point in the center of McCrory Creek;

Thence, with the meanders of McCrory Creek, S 44° 42' W, 287.4 feet;

Thence, S 08° 12' W, 193.2 feet;

Thence, S 01° 12' E, 261.2 feet;

Thence, S 31° 28' E, 84.8 feet;

Thence, S 13° 30' E, 111.1 feet to a common corner between Metro Government Airport Authority and James D. Moreland properties;

Thence, with Moreland's north line, N 83° 59' W, passing a concrete monument at 15.00 feet, a total distance of 460.15 feet to a fence post;

Thence, continuing with a fence, Moreland's north line, N 82° 25' W, 877.68 feet to a fence post;

Thence, N 83° 24' W, 820.83 feet to an iron pin;

Thence, with the right-of-way of Interstate 40, N 68°, 38' 16" W, 269.16 feet to an iron pin in the east margin of Donelson Pike;

Thence, with Donelson Pike along a curve to the left, said curve having a central angle of 01° 04' 41", a radius of 979.93 feet, and a chord bearing N 09° 25' 02" W, 18.44 feet to the point of beginning.

Containing 37.67 acres, more or less.

BEING the same property conveyed to Bob Freeman, Trustee, by quitclaim from J. R. Freeman and R. L. Freeman, a partnership d/b/a Harvey Freeman and Sons, of record in Book 4482, page 249, Register's Office for Davidson County, Tennessee, and being the same property vested in J. R. Freeman, Substitute Trustee, by Declaration of Substitute Trustee of record in Book 4888, page 422, Register's Office for Davidson County, Tennessee.

EXHIBIT A.2

PERMITTED EXCEPTIONS

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1. Metro taxes for 1984, 3DZ 75000.

2. Channel change easement for McCrory Creek conveyed by deed from George J. Regg and wife, Rose Regg, to the Department of Highways and Public Works, dated September 26, 1961, of record in Book 3282, page 351, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to I-40 from premises, such right having been conveyed to State of Tennessee, of record in Book 3282, page 351, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewers and/or Storm drainage easement conveyed by deed from J. R. Freeman, Substitute Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated December 2, 1974, of record in Book 4878, page 180, Register's Office for Davidson County, Tennessee.

I 12306

IDENTIF. REFERENCE

MAR 30 12 05 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
	CO	1,508,000.00		
			3920.80 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	3936.30-
			4623A03/30/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2306

I I

IDENTIF. REFERENCE

MAR 30 12 05 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24496