| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Churchill Place Venture Three<br>c/o Richard W. Sorenson<br>Southeast Venture Companies<br>301 South Perimeter Park Drive<br>Nashville, TN 37211 | Same | a portion of<br>170-7 |
| This instrument prepared by: Boult, Cummings, Conners & Berry,<br>222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219 | | |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, THOROUGHBRED, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said CHURCHILL PLACE VENTURE THREE, a Tennessee joint venture (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,030.00.

Richard W. Sorenson
Affiant

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

Notary Public
My Commission Expires 10-26-85

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the plat of Tract One, Maryland Farms East Park, of record in Book 5200, page 654, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants and Owner's Association for Maryland Farms East Park, of record in Book 463, page 566, Register's Office for Williamson County, Tennessee, and Book 6185, page 274, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants and Owners Association for Churchill Place, of record in Book 6269, page 520, Register's Office for Davidson County, Tennessee.

This is unimproved property in Davidson County, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the

said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of April, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

THOROUGHBRED, INC.

By: George A. Volkert
George A. Volkert, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca McBrown, a Notary Public of the State and County aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Thoroughbred, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of April, 1984.

Rebecca McBrown
Notary Public

My Commission Expires:

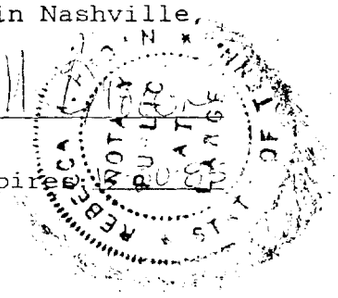


EXHIBIT "A"

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Old Hickory Boulevard, on the south by Thoroughbred Lane and located between Eastpark Drive and Brentwood Boulevard, more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Old Hickory Boulevard, located approximately 263 feet west of the centerline of Eastpark Drive;

Thence, leaving said boulevard, S 01° 40' 37" W, 191.54 feet to a concrete monument on the northerly margin of Thoroughbred Lane;

Thence, N 86° 05' 08" W, 136.17 feet with said lane to a concrete monument;

Thence, leaving said lane, N 01° 40' 37" E, 186.22 feet to a concrete monument on the southerly margin of Old Hickory Boulevard;

Thence, with said boulevard, S 88° 19' 23" E, 136.07 feet to the point of beginning.

Containing 0.59 acre, more or less.

Being a portion of the same property conveyed to Thoroughbred, Inc., a Tennessee Corporation, from Maryland Farms Associates, a Tennessee limited partnership, by deed of record in Book 6157, page 508, Register's Office for Davidson County, Tennessee, and Volume 458, page 825, Register's Office for Williamson County, Tennessee.

IDENTIF. REFERENCE
APR 12 4 57 PM '84
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
115190

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6269 PAGE 650

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 133030.00- CAMT. | |
| | | | 345.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 358.30- |
| 8125404/12/84 | | | CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 15190

IDENTIF. REFERENCE

APR 12 4 57 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27891