This Instrument Prepared By:

GORDON, BOTTORFF, SROUJI, WATERS & HESS
5201 Maryland Way
Brentwood, Tennessee 37027

VOL 477 PAGE 148

SPECIAL WARRANTY DEED

FROM: MARYLAND FARMS DEVELOPERS, LTD.

TO: STATE VOLUNTEER MUTUAL INSURANCE COMPANY BOOK 6273 PAGE 157

GENERAL PROPERTY REFERENCE: Harpeth on the Green
Lot 16A, Section 9; Maryland Farms

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
State Volunteer Mutual Insurance Company Parklane Building Maryland Farms Brentwood, Tennessee 37027	Same	Lot 16A, Section 9 Maryland Farms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is SIX HUNDRED THOUSAND ($600,000.00) Dollars.

Thomas R. Cummins
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of March, 1984.

Samuel J. Waters
Notary Public

SAMUEL J. WATERS NOTARY PUBLIC AT LARGE

My Commission Expires: 10/12/86

FOR AND IN CONSIDERATION OF the sum of SIX HUNDRED THOUSAND ($600,000.00) DOLLARS, paid and to be paid as follows: $150,000.00 due at closing, $150,000.00 due on or before May 15, 1984, and the balance of $300,00.00 due on or before October 1, 1984, or when a Certificate of Occupancy is issued for the Improvements to be constructed on Tract 1 of the premises herein conveyed, whichever event occurs first, the unpaid balance of $450,000.00 to be evidenced by an unsecured promissory note from State Volunteer Mutual Insurance Company to Maryland Farms Developers, Ltd., MARYLAND FARMS DEVELOPERS, LTD., a Tennessee Limited Partnership has bargained and sold, and by these presents does transfer and convey unto STATE VOLUNTEER MUTUAL INSURANCE COMPANY, its successors and assigns, a certain tract or parcel of land described as follows, to-wit:

TRACT 1

Beginning at a point on the Williamson-Davidson County line at the westerly right-of-way line of Westpark Drive, a 90 foot road, as recorded in Book 8, page 9, Register's Office, Williamson County, Tennessee and proceeding as follows:

1. With the westerly right-of-way line of Westpark Drive in a southwestwardly direction and a 382.72 foot radius to the right 241.24 feet to a concrete monument said curve has a chord bearing and distance of S 33° 28' 14" W 237.266 feet; thence,

2. With a 520 foot radius curve to the left 143.69 feet; said curve has a chord bearing and distance of S 43° 36' 45" W 143.23 feet; thence,

3. Leaving Westpark Drive N 56° 23' 51" W 100.42 feet; thence,

4. N 86° 17' 00" W 163.57 feet; thence,

5. N 3° 43' 00" E 7.00 feet; thence,

6. N 86° 17' 00" W 91.00 feet; thence,

7. N 3° 43' 00" E 107.00 feet; thence,

8. S 86° 17' 00" E 0.50 feet; thence,

9. N 3° 43' 00" E 62.00 feet; thence,

10. N 86° 17' 00" W 0.50 feet; thence,

11. N 3° 43' 00" E 62.00 feet; thence,

12. S 86° 17' 00" E 9.50 feet; thence,

13. N 3° 43' 00" E 29.45 feet to a point on the county line; thence,

14. With the county line S 86° 06' 46" E 536.65 feet to an iron rod on the westerly right-of-way line of Westpark Drive as recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee; thence,

15. S 86° 06' 46" E 5.10 feet to the point of beginning and containing 3.01 acres.

All of the above property described as Tract 1 lying in Williamson County, Tennessee, and being all of Lot 16A, Tract 1 of Final Plat, Section 9 of Maryland Farms, filed of record in Plat Book 8, page 131, Register's Office, Williamson County, Tennessee.

TRACT 2

Beginning at a point on the Williamson-Davidson County line at the westerly right-of-way line of Westpark Drive a 100 foot road, as recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee and proceeding as follows:

1. With the Williamson-Davidson County line N 86° 06' 46" W 536.65 feet to an iron rod; thence,

2. N 3° 43' 00" E 71.33 feet to an iron rod on the south right-of-way line of Old Hickory Boulevard, a 120 foot road; thence,

3. With said line S 88° 11' 57" E 508.75 feet; thence,

4. S 41° 55' 20" E 49.75 feet to an iron rod on the west right-of-way line of Westpark Drive, thence,

5. Southwardly with a 377.72 foot radius curve to the right 55.70 feet to the point of beginning, said curve has a chord bearing and distance of S 11° 20' 35" W 55.65 feet and contains 1.00 acres.

All of the above property described as Tract 2 lying in Davidson County, Tennessee.

Tracts 1 and 2 being the property conveyed to Grantors by deed of record in Book 457, page 310, Register's Office, Williamson County, Tennessee and Book 6147, page 695, Register's Office, Davidson County, Tennessee; said Tracts 1 and 2 herein being described in the deed referenced above as one tract of 4.01 acres.

Taxes for the year 1984 will be pro-rated between the Buyers and Sellers as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, its successors and assigns, forever.

MARYLAND FARMS DEVELOPERS, LTD., does warrant and covenant with STATE VOLUNTEER MUTUAL INSURANCE COMPANY, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except for all matters set forth in the Final Plat, Section 9 of Maryland Farms filed of record in Williamson and Davidson County, as referenced herein.

MARYLAND FARMS DEVELOPERS, LTD., further covenants and binds itself, its successors and assigns, to warrant and defend forever the title to said land to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, its successors and assigns against the lawful claims of all persons claiming by, through or under it.

Witness my hand this 29th day of March, 1984.

I.D. IDENTIF. REFERENCE T

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REGISTER'S OFFICE WILLIAMSON COUNTY, TN

RUSH

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MARYLAND FARMS DEVELOPERS, LTD.

By: _____
Kenneth R. Larish
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Samuel J. Rose of the State and County aforesaid, personally appeared KENNETH R. LARISH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of Maryland Farms Developers, Ltd., a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal at office in Brentwood, Tennessee, this 29 day of March, 1984.

Samuel J. Rose
Notary Public

My Commission Expires: 4/12/86

SAMUEL J. ROSE NOTARY PUBLIC AT LARGE TENNESSEE

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 18 day of April 1984
at 2:56 o'clock P M Noted in Note Book 34 page 143
and Recorded in Book No. 477 page 148 State Tax
Paid 1560.00 Fee 50 Recording Fee 9.00 Total 1569.30
Receipt No. 11065 Witness my hand

J. D. Bennett, Register

3495 04/18 9.00- CHECK