BOOK 5282 PAGE 598

This Instrument Prepared By:

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

SPECIAL WARRANTY DEED

FROM: JAMES M. WARD

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TO: MASSEY & WARD INVESTMENTS, INC.

GENERAL PROPERTY REFERENCE: 3.091 Acres - Tad Gardner Tract

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Massey & Ward Investments, Inc. Westpark Building Suite 201 Brentwood, Tennessee 37027	Same	159-113 159-204 159-215 159-219 1/2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Four Thousand Six Hundred Eighty Nine and 95/100 ($24,689.95) Dollars.

Will Ogilvie
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of February, 1984.

Nelda P. Bates
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-14-84

FOR AND IN CONSIDERATION OF the sum of TWENTY FOUR THOUSAND SIX HUNDRED EIGHTY NINE AND 95/100 ($24,689.95) DOLLARS, CASH IN HAND PAID, JAMES M. WARD, has bargained and sold, and by these presents does transfer and convey unto MASSEY & WARD INVESTMENTS, INC., its successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Fifteenth Civil District, Williamson County, City of Brentwood, Tennessee and a portion lying in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way line of Old Hickory Boulevard (as widened and recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee) at the northwesterly corner of Lot No. 13 Maryland Farms, Section 7 as of record in Book 8, page 39, Register's Office, Williamson County, Tennessee and Book 5800, page 90, Register's Office, Davidson County, Tennessee; thence,

1. With the westerly line of Lot 13 and with a drain S 9° 26' 37" E 51.22 feet to an existing iron pin; thence,

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2. S 2° 31' 06" W 40.8 feet to an existing P.K. nail; thence,

3. S 17° 42' 53" W 144.70 feet to an existing P.K. nail; thence,

4. N 82° 56' 48" W 14.2 feet to an existing iron pin; thence,

5. S 41° 55' 26" W 46.80 feet to an existing iron pin; thence,

6. S 16° 14' 33" W 59.00 feet to an iron pin set at the common corner of Tracts "A" & "B"; thence,

7. With a severance line and the common line between Tracts "A" & "B" S 85° 08' 41" W 418.33 feet to an iron pin set on the easterly right-of-way line of a proposed road; thence,

8. With the easterly right-of-way line of a proposed road with a curve to the left (radius 50') northeasterly a distance of 50.0 feet and having a chord bearing and distance of N 7° 41' 37.5" E 47.943 feet to an iron pin set; thence,

9. With a severance line N 69° 02' 46" E 93.95 feet to an iron pin set in old tree row; thence,

10. With old tree row N 4° 42' 35" E 287.06 feet to an iron pin set on the southerly right-of-way line of Old Hickory Boulevard (as widened); thence,

11. With the southerly right-of-way line of Old Hickory Boulevard (as widened) S 88° 08' 32" E 398.58 feet to the point of beginning and containing 134,660 square feet or 3.091 acres.

Being a part of the same property conveyed to J.T. Ward from Howard Gardner by Deed Book 1284, page 246, Register's Office, Davidson County, Tennessee, and Deed Book 81, page 52, Register's Office, Williamson County, Tennessee; now deceased and being part of the property bequeathed to James Muncie Ward by Will of James Truman Ward, deceased, in Will Book 41, page 969, County Court for Williamson County. The said J.T. Ward and James Truman being one and the same person.

Taxes for the year 1984 will be paid the Buyers.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to MASSEY & WARD INVESTMENTS, INC., its successors and assigns, forever.

JAMES M. WARD, does covenant with MASSEY & WARD INVESTMENTS, INC., that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

JAMES M. WARD, further covenants and bind himself, his heirs, successors and assigns, to warrant and defend forever the title to said land to MASSEY & WARD INVESTMENTS, INC., its successors and assigns against the lawful claims of all persons claiming under him.

MARY JANE WARD joins in this conveyance solely for the purpose of conveying any of her marital right, title or interest in and to said property described herein.

Witness our hands this 10th day of February, 1984.

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James M Ward
JAMES M. WARD

Mary Jane Ward
MARY JANE WARD

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Nelda A. Bates of the State and County aforesaid, personally appeared JAMES M. WARD and MARY JANE WARD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained, by signing their names thereto.

Witness my hand and seal at office in Brentwood, this 10th day of February, 1984.

Nelda A. Bates
Notary Public

NELDA A. BATES NOTARY PUBLIC AT LARGE

My Commission Expires: 10-14-84

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 23 day of April 1984
at 7:02 o'clock P M Noted in Note Book 84 page 50
and Recorded in Book No. 477 page 668 State Tax
Paid 64.22 Fee 50 Recording Fee 8.00 Total 73.72
Receipt No. 11265 Witness my hand

J. A. Bennett, Register

IDENTIF. REFERENCE

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MAY 1 2 56 PM '84
FELIX Z. DENNISTON, REGISTER
DAVIDSON COUNTY, TN