Box 33

BOOK 6339 PAGE 673

STEWART'S FERRY PIKE
NASHVILLE, TENNESSEE
GRFjr:jfk
07-05-84

This Instrument Prepared By:
George R. Fusner, Jr.
3305 West End Avenue
Nashville, Tennessee 37203

Address of New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Avron B. Fogelman	Avron B. Fogelman	96-7
1000 Brookfield Road	1000 Brookfield Road	97-18
Memphis, Tennessee	Memphis, Tennessee	96-50
38119	38119	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and suffiency of all of which are hereby acknowledged, J. R. FREEMAN, Trustee, with full power to sell, mortgage, transfer, convey or encumber without the joinder of any Beneficiary, ("Grantor"), has bargained and sold, and by these precedents does hereby transfer, convey and specially warrant unto AVRON B. FOGELMAN ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the property in fee simple, has a good right to convey it and the same is unencumbered, except as set forth herein above.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the property to the Grantee, Grantee's successors and assigns against

07/17 3364.50- CHECK

3962

the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, J. R. FREEMAN, Trustee, has executed this Deed in his capacity as Trustee only and not individually, or otherwise, on this the 12th day of July, 1984.

J. R. Freeman, Trustee

J. R. Freeman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles R. Reasor, Jr., a Notary Public, in and for said County and State, J. R. FREEMAN, the within-named baryainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 1984.

Notary Public

My Commission Expires: 1/22/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $1,400,000.00.

William M. Seal
Affiant
Vice-Pres

Sworn to and subscribed before me this 13th day of July, 1984.

Notary Public
My Commission Expires: 11-1-87

BUSINESS

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

BEING a parcel of land in the First Civil District, Davidson County, Nashville, Tennessee, located in the Northeast quadrant of the intersection of Interstate 40 East and Stewart's Ferry Pike and being more particularly described as follows:

BEGINNING at a point in the low water mark on the Southwest bank of Stone's River, said point being 230 feet, more or less, downstream from the Interstate 40 bridge over said Stone's River; thence, leaving said low water mark S 52 deg. 53' W, 50.00 feet to a point; thence, S 37 deg. 07' E, 120.00 feet to a point in the Northerly margin of Interstate 40; thence, with said Northerly margin, S 52 deg. 53' W, 1388.21 feet to a point; thence, continuing with said margin, S 67 deg. 17' W, 619.44 feet to a concrete monument; thence, continuing with said margin, S 88 deg. 32' W, 156.88 feet to a point in the East line of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, Register's Office for said County; thence, with line of Hickory Bend, Section 7, as follows: N 19 deg. 09' E, 16.59 feet to a point; thence, N 61 deg. 28' E, 187.79 feet to a concrete monument; thence, N 11 deg. 06' E, 65.00 feet to a concrete monument; thence, N 30 deg. 14' W, 97.46 feet to a point; thence, N 59 deg. 46' E, 85.62 feet to a point; thence, N 11 deg. 06' E, 45.58 feet to a point; thence, N 30 deg. 14' W, 108.06 feet to a point; thence, N 59 deg. 46' E, 94.93 feet to a point; thence, N 11 deg. 06' E, 438.36 feet to a point; thence, leaving East line of Hickory Bend, Section 7, along a severance line through the subject property as follows: N 79 deg. 06' E, 355.00 feet to a point; thence, S 57 deg. 54' E, 80.00 feet to a point; thence, S 86 deg. 54' E, 140.00 feet to a point; thence, N 51 deg. 06' E, 125.00 feet to a point; thence, N 08 deg. 54' W, 200.00 feet to a point; thence, N 47 deg. 54' W, 205.00 feet to a point; thence, N 42 deg. 54' W, 500.00 feet to a point; thence, N 49 deg. 54' W, 191.69 feet to a point in the South boundary of Metropolitan Government of Nashville and Davidson County as recorded in Book 4837, Page 267, Register's Office for said County; thence, with said South line of Metropolitan Government S 82 deg. 42' E, 388 feet, more or less, to a point at the low water mark on the Southwest bank of Stone's River; thence, in a Southeasterly direction, with said low water line, 1,250 feet, more or less, to the point of beginning, said parcel containing 30.04 acres, more or less, described according to a survey of Barge, Waggoner, Sumner and Cannon, File No. 7516-02, dated July 9, 1984.

PARCEL II

BEING a parcel of land in the First Civil District, Davidson County, Nashville, Tennessee, located in the Northeast quadrant of the intersection of Interstate 40 East and Stewart's Ferry Pike and being more particularly described as follows:

BEGINNING at a point in the West boundary of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, Register's Office for said County, said point being N 5 deg. 29' E, 40.00 feet from the most Southwest corner of Lot 41 of said Hickory Bend; thence leaving West line of said Hickory Bend, Section 7, along a severance line through the subject property as follows: N 62 deg. 31' W, 160.00 feet to a point; thence, N 22 deg. 31' W, 140.00 feet

to a point; thence, N 32 deg. 29' E, 190.00 feet to a point; thence, N 21 deg. 31' W, 150.00 feet to a point; thence, N 24 deg. 29' E, 286.52 feet to a point in the South boundary of the Metropolitan Government of Nashville and Davidson County, as recorded in Book 4837, Page 267, Register's Office for said County; thence, with said South line of Metropolitan Government as follows: S 87 deg. 45' E, 31.27 feet to a corner post; thence, S 86 deg. 59' E, 243.30 feet to a corner post; thence, S 82 deg. 42' E, 381.79 feet to a point; thence, leaving said Metropolitan Government line, along a severance line through the subject property as follows: S 49 deg. 54' E, 191.69 feet to a point; thence, S 42 deg. 54' E, 500.00 feet to a point; thence, S 47 deg. 54' E, 205.00 feet to a point; thence, S 08 deg. 54' E, 200.00 feet to a point; thence S 51 deg. 06' W, 125.00 feet to a point; thence, N 86 deg. 54' W, 140.00 feet to a point; thence, N 57 deg. 54' W, 80.00 feet to a point; thence S 79 deg. 06' W, 355.00 feet to a point in the East boundary of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, Register's Office for said County; thence, with line of Hickory Bend, Section 7, as follows: N 11 deg. 06' E, 30.00 feet to an iron pin; thence, N 00 deg. 53' W, 299.87 feet to a point; thence, S 89 deg. 07' W, 81.35 feet to a point; thence, N 3 deg. 19' E, 185.50 feet to a point; thence, N 86 deg. 41' W, 7.00 feet to a point; thence, N 3 deg. 19' E, 125.00 feet to a point; thence, N 86 deg. 41' W, 107.70 feet to a point; thence, N 55 deg. 01' W, 100.00 feet to a point; thence, S 31 deg. 46' W, 110.00 feet to a point; thence, S 86 deg. 20' W, 118.50 feet to a point; thence, with a curve to the left having a radius of 533.10 feet a distance of 22.18 feet to a point; thence, S 83 deg. 57' W, 118.98 feet to an iron pin; thence, N 61 deg. 15' W, 53.55 feet to a concrete monument; thence, S 3 deg. 33' W, 175.00 feet to a point; thence, with a curve to the right having a radius of 343.00 feet a distance of 11.57 feet to a point; thence, S 5 deg. 29' W, 200.00 feet to the point of beginning, said parcel containing 15.91 acres, more or less, described according to a survey of Barge, Waggoner, Summer and Cannon, File No. 7516-02, dated July 9, 1984.

PARCEL III

BEING a parcel of land in the First Civil District, Davidson County, Nashville, Tennessee, located in the Northeast quadrant of the intersection of Interstate 40 East and Stewart's Ferry Pike and being more particularly described as follows:

BEGINNING at a concrete monument in the West line of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, said monument being on the division line between Lots 23 and 24 of said Hickory Bend; thence, leaving said Hickory Bend, along a severance line through subject property, N 42 deg. 30' W, 220.00 feet to a point; thence, continuing with severance line, S 83 deg. 30' W, 415.09 feet to a point in the East line of Hickory Bend Methodist Church as recorded in Book 4091, Page 946, Register's Office for said County; thence, with East line of church property, N 7 deg. 27' E, 599.80 feet to a point; thence, with North line of church property, N 83 deg. 57' W, 700.00 feet to an iron pin in the East line of the Tennessee Home and Training School for Feeble Minded Persons as recorded in Book 571, Page 169, Register's Office for said County; thence, with East line of Training School, N 5 deg. 01' E, 581.59 feet to a point at the end of old stone wall, said corner being the Southwest corner of Metropolitan Government of Nashville and Davidson County as recorded in Book 4837, Page 267, Register's Office for said County; thence, with said South line of Metropolitan Government, S 82 deg. 52' E, 142.49 feet to a point; thence, S 87 deg. 45' E, 1105.10 feet to a point; thence,

leaving said South line of Metropolitan Government, along a severance line through subject property as follows: S 24 deg. 29' W, 286.52 feet to a point; thence, S 21 deg. 31' E, 150.00 feet to a point; thence, S 32 deg. 29' W, 190.00 feet to a point; thence, S 22 deg. 31' E, 140.00 feet to a point; thence, S 62 deg. 31' E, 160.00 feet to a point in the West boundary of Hickory Bend, Section 7; thence, with line of Hickory Bend, Section 7, as follows: S 5 deg. 29' W, 40.00 feet to a concrete monument; thence, S 86 deg. 00' E, 74.70 feet to a point; thence, S 2 deg. 02' E, 145.00 feet to a concrete monument; thence, S 27 deg. 46' W, 245.00 feet to a concrete monument; thence, S 39 deg. 34' W, 170.60 feet to the point of beginning, said parcel containing 25.29 acres, more or less, described according to a survey of Barge, Waggoner, Sumner and Cannon, File No. 7516-02, dated July 9, 1984.

PARCEL IV A

BEING a parcel of land in the First Civil District, Davidson County, Nashville, Tennessee, located in the Northeast quadrant of the intersection of Interstate 40 East and Stewart's Ferry Pike and being more particularly described as follows:

BEGINNING at a point in the Northerly margin of Lauer Drive, said point being the Southwest corner of Lot 5 of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, Register's Office for said County; thence, leaving the boundary of Hickory Bend, Section 7, along the Northerly margin of Lauer Drive with a curve to the left having a radius of 397.44 feet a distance of 194.15 feet to a point; thence, continuing with said Northerly margin, S 71 deg. 27' W, 561.16 feet to a point in the Easterly line of Arthur McCampbell as recorded in Book 4769, Page 6, Register's Office for said County; thence, leaving said Northerly margin with McCampbell's East line N 6 deg. 23' E, 295.05 feet to a point; thence, N 9 deg. 31' E, 81.50 feet to a point; thence, N 7 deg. 27' E, 400.00 feet to a point, said point being the Northeast corner of McCampbell tract and the Southeast corner of Hickory Bend Methodist Church as recorded in Book 4091, Page 946, Register's Office for said County; thence, with said East line of Hickory Bend Methodist Church, N 7 deg. 27' E, 35.20 feet to a point; thence, leaving said church line, along a severance line through subject property, N 83 deg. 30' E, 415.09 feet to a point; thence, continuing with severance line, S 42 deg. 30' E, 220.00 feet to a concrete monument in the West boundary of Hickory Bend, Section 7, said monument being in the division line between Lots 23 and 24; thence, with West boundary of Hickory Bend, Section 7, as follows: S 06 deg. 30' W, 274.92 feet to a concrete monument; thence, S 31 deg. 10' E, 98.89 feet to an iron pin; thence, S 36 deg. 41' E, 85.92 feet to an iron pin; thence, S 09 deg. 26' W, 70.34 feet to the point of beginning, said parcel containing 9.84 acres, more or less, described according to a survey of Barge, Waggoner, Sumner and Cannon, File No. 7516-02, dated July 9, 1984.

PARCEL IV B

BEING a parcel of land in the First Civil District, Davidson County, Tennessee, located in the Northeast quadrant of the intersection of Interstate 40 East and Stewart's Ferry Pike and being more particularly described as follows:

BEGINNING at a point in the Southerly margin of Lauer Drive approximately 200 feet Northeast of the centerline of Stewart's Ferry Pike, said point being N 71 deg. 27' E, 43.39 feet from a

concrete monument in said Southerly margin; thence, from the point of beginning, with said Southerly margin of Lauer Drive, N 71 deg. 27' E, 584.41 feet to a point; thence, continuing with said Southerly margin with a curve to the right having a radius of 347.44 feet a distance of 169.72 feet to a point; thence, with said margin, with a curve to the left having a radius of 246.80 feet a distance of 62.96 feet to a point in the Westerly line of Hickory Bend, Section 7, as recorded in Book 3600, Page 29, Register's Office for said County; thence, leaving said Southerly margin of Lauer Drive with the West line of Hickory Bend, Section 7, S 5 deg. 11' E, 68.89 feet to a point in the Northerly margin of Interstate 40; thence, with said Northerly margin, N 75 deg. 52' W, 62.22 feet to a point; thence, S 82 deg. 54' W, 58.31 feet to a concrete monument; thence, S 59 deg. 34' W, 380.58 feet to a concrete monument; thence, S 46 deg. 08' W, 185.56 feet to a concrete monument in the Northerly margin of Stewart's Ferry Pike; thence, with said margin N 76 deg. 43' W, 194.81 feet to a point; thence, N 67 deg. 02' W, 37.83 feet to a point in the Easterly line of Arthur McCampbell of record in Book 4769, Page 6, Register's Office for said County; thence, with McCampbell's East line, N 6 deg. 23' E, 126.26 feet to the point of beginning, said parcel containing 2.75 acres, more or less, described according to a survey of Barge, Waggoner, Sumner and Cannon, File No. 7516-02, dated June 20, 1984.

BEING part of the same property conveyed to J. R. Freeman, Trustee, with full power to sell, mortgage, transfer, convey or encumber without the joinder of any beneficiary, by Deed from J. M. Lassing, Jr., and wife, of record in Book 3979, Page 42; by Deed from John A. McCampbell, and wife, of record in Book 4249, Page 699, and by Deed from Cousins Properties of Tennessee, Inc., of record in Book 4872, Page 364, all of the Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 6338 PAGE 679

STEWART'S FERRY PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Title Exceptions

1. Metropolitan Nashville and Davidson County Real Property Taxes for 1984, a lien but not presently due and payable, prorated as of the date of closing, between Grantor and Grantee, and expressly assumed by Grantee.

2. Easement for electric power transmission line and all rights with reference thereto as set out in Deed from John A. McCampbell, et al, to United States of America, of record in Book 1280, page 517, Register's Office, Davidson County, Tennessee

3. Easement for electric power transmission lines and all rights with reference thereto as set out in Deed from John A. McCampbell, et al, to United States of America, of record in Book 1163, Page 676, Register's Office, Davidson County, Tennessee

4. Easement for power line across southerly part of premises as shown on survey by Geo. W. Watkins, Surveyor, dated June 29, 1950, copy of which is of record in Book 1975, page 552, Register's Office, Davidson County, Tennessee

5. Declaration of Taking, as set forth in a matter styled, United States of America upon the relation and for the use of the Tennessee Valley Authority, Plaintiff, vs. J. R. Freeman, individually and as Trustee, et al, as filed in the United States District Court for the Middle District of Tennessee, Nashville Division, under Docket No. 5579, and placed of record in Book 4380, page 758, Register's Office, Davidson County, Tennessee, for an electic power transmission line

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage by J. R. Freeman, Trustee, to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4770, page 972, Register's Office, Davidson County, Tennessee

7. A temporary construction easement, appearing in a Warranty Deed of record in Book 4878, Page 857, by J. R. Freeman, Trustee, to the State of Tennessee

8. A perpetual easement and right to flood 1.23 acres of premises lying below the 397.08 contour line above mean sea level as is necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional land rights as are fully set out in Deed of flowage easement from John A. McCampbell, and wife, to United States of America, of record in Book 2243, Page 526, Register's Office, Davidson County, Tennessee

9. Lack of direct access to Interstate 40 from the premises in question, such right of access having been condemned in suit No. 66614 in the 3rd Circuit Court of Davidson County, Tennessee, a certified copy of the decree in said cause being of record in Book 3841, Page 473, Register's Office, Davidson County, Tennessee

10. Grant of transmission Line Easement from J. R. Freeman, Trustee, to the United States of America, of record in Book 4626, Page 373, Register's Office, Davidson County, Tennessee

11. A 30-foot sanitary sewer easement of record in Book 4770, Page 972, Register's Office, Davidson County, Tennessee

12. Zoning ordinances applicable to the Property prior to the date of the mutual execution of the foregoing Special Warranty Deed

13. Utility easements, driveways, and curb cuts not shown of record but servicing the Real Property

IDENTIFICATION REFERENCE
JUL 17 8 17 AM '84
REGISTER
DAVIDSON COUNTY, TN
136448

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6338 PAGE 681

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,400,000.00 CONV.		

3640.00 CSTAX
.50 RTFEE
24.00 MTGTAX
CHECK 3664.50-
396207/17/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.S 6.44

IDENTIFICATION REFERENCE

JUL 17 8 18

DAVIDSON COUNTY REGISTER

No.0053009