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This Instrument Prepared By:
THE LAW OFFICES OF
GORDON, BOTTORFF, SROUJI & HESS,
A Professional Corporation
5201 Maryland Way
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

BOOK 6350 PAGE 598

VOL 490 PAGE 441

FROM: MASSEY & WARD INVESTMENTS, INC.

TO: CARL A. GARDNER

GENERAL PROPERTY REFERENCE: Lot 26, Section 16, Maryland Farms

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Carl A. Gardner Box 110600 Nashville, Tenn. 37211	Same	159-113 159-204 159-215 159-219

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Thousand Ten and no/100 ($340.010.00) Dollars.

Carl A. Gardner
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of July, 1984.

Dana B. Smith
Notary Public

My Commission Expires: 3/23/88

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and for other good and valuable consideration which is hereby acknowledged, MASSEY & WARD INVESTMENTS, INC. has bargained and sold, and by these presents does transfer and convey unto CARL A. GARDNER, his heirs, successors and assigns, a certain tract or parcel of land in the Fifteenth Civil District of 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:

Being Lot 26 of Section 16, Final Plat, Maryland Farms, of record in Plat Book 9, page 29, Register's Office, Williamson County, Tennessee, being more specifically 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,

2. S 2° 31' 06" W 40.80 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 14.20 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 the same property conveyed to Massey & Ward Investments, Inc. by Deed from James M. Ward of record in Book 477, page 668, Register's Office, Williamson County, Tennessee, and of record in Book 6282, page 598, Register's Office, Davidson County, Tennessee.

Taxes for the year 1984 will be pro-rated between the Buyer and Seller.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to CARL A. GARDNER, his heirs, successors and assigns, forever.

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

MASSEY & WARD INVESTMENTS, INC., further covenants and binds itself, its successors and assigns, to warrant and defend forever the title to said land to CARL A. GARDNER, his heirs, successors and assigns against the lawful claims of all persons claiming under it.

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VOL 490 PAGE 443

Witness our hand this 31st day of July, 1984.

MASSEY & WARD INVESTMENTS, INC.

By: _____
Kenneth R. Larish,
President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Dana B. Smith 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 President of Massey & Ward Investments, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Brentwood, Tn, this 31st day of July, 1984.

Dana B. Smith
Notary Public

My Commission Expires: 3/23/88

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IDENTIF. REFERENCE

AUG 1 2 00 PM '84

FELIX E. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TN

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 31st day of July 1984
at 3:52 o'clock P M Noted in Note Book 34 page 346
and Recorded in Book No. 490 page 441 Note & Tax
Paid _____ Fee _____ Recording Fee 9.00 Total _____
Receipt No. 16057 Witness my hand

_____, Register

DUPLICATE

Tax paid on this
In the amount of 29000
on instrument #16656
recorded in Davidson
County Registers Office
Date 8-1-84
Dep. Reg.

OFFICIAL RECEIPT

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

RECEIVED OF $780.00 paid by #126526 (in
FOR Williamson County

BOOK 6350 PAGE 601

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
			340610.00-	CANT.
			104.00	CSTAX
			9.00	WDEED
			CHECK	113.00-
		8610A	06/01/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 1 : 2 3

IDENTIF. REFERENCE

AUG 1 2 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0057517