File 6

BOOK 6379 PAGE 696

FIVE TRACTS OF UNIMPROVED REAL PROPERTY
ADJACENT TO LITTON PARK APARTMENTS
NASHVILLE, TENNESSEE
CBRJR:jm
5/21/84

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Litton Park Associates, a Tennessee joint venture 2209 State Street Nashville, TN 37203	Freeman Family Trust ATTN: W. Criswell Freeman 2517 Lebanon Road Nashville, TN 37214	Map 72-10 Parcels 116, 117, 118, 119, and 154

This instrument prepared by:
WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF a Deed of Trust Note in the original principal sum of Thirty Thousand and No/100 ($30,000.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WILLIAM HOWARD FREEMAN and WILLIAM CRISWELL FREEMAN, Successor Co-Trustees under the Freeman Family Trust, in accordance with the terms of an Order of the Chancery Court for Davidson County, Tennessee, a copy of which Order is of record in Book 5347, Page 638, Register's Office for Davidson County, Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto Litton Park Associates, a Tennessee joint venture ("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 (the "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.

3714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of SEPTEMBER, 1984.

NOTARY PUBLIC

My Commission Expires: 7-27-86

This is unimproved Property.

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 hereinabove.

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

IN WITNESS WHEREOF, Grantor has executed this Deed on this the 6th day of SEPTEMBER, 1984.

FREEMAN FAMILY TRUST

BY: William Howard Freeman,
Successor Co-Trustee

BY: William Criswell Freeman,
Successor Co-Trustee

LEGAL BUSINESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named William Howard Freeman and William Criswell Freeman, Successor Co-Trustees of the Freeman Family Trust, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 4th day of September, 1984.

Patricia L. McClendon
NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 17, 1988

EXHIBIT "A"

FIVE TRACTS OF UNIMPROVED REAL PROPERTY ADJACENT TO
LITTON PARK APARTMENTS
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

TRACT I (Map 72-10, Parcel 116)

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at an iron pin in the Southwesterly corner of the herein described property along its common boundary with land known as Metropolitan Nashville and Davidson County, Tennessee, Tax Map 72-10, Parcel 158; thence North 13 deg. 03' 34" East, 88.00 feet to an iron pin; thence North 81 deg. 57' 48" West, 94.00 feet to an iron pin; thence North 19 deg. 52' 28" East, 168.74 feet to an iron pin in the Southerly margin of Litton Avenue; thence with the Southerly margin of Litton Avenue, South 84 deg. 09' 39" East, 234.54 feet to an iron pin in the Westerly margin of an unnamed fifty (50) feet street; thence with the Westerly margin of said unnamed street South 05 deg. 53' 18" West, 271.40 feet to an iron pin; thence North 79 deg. 10' 18" West, 193.09 feet to the point of beginning, and containing 1.39 acres, more or less, according to said survey.

BEING the same property conveyed to Freeman Family Trust by Deed from Charles D. Fox and wife, Patricia C. Fox, and Richard P. Fox, and wife, Mary Frances Fox, as of record in Bbok 4741, Page 301, Register's Office for Davidson County, Tennessee, William Howard Freeman and William Criswell Freeman having been appointed Successor Co-Trustees under the terms of a Trust Agreement for the Freeman Family Trust, dated May 1, 1971, a copy of which is of record in Book 4876, Page 548, said Register's Office, by order of the Chancery Court for Davidson County, Tennessee, a copy of which Order is of record in Book 5347, Page 638, said Register's Office.

TRACT II (Map 72-10, Parcel 117)

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at an iron pin located in the Southerly margin of Litton Avenue at a point in the Northeasterly corner of an unnamed fifty (50) feet street, which point is the Northwesterly corner of the herein described tract; thence with the Southerly margin of Litton Avenue South 84 deg. 09' 39" East, 63.00 feet to an iron pin; thence South 05 deg. 39' 01" West, 356.54 feet to an iron pin; thence North 69 deg. 55' 17" West, 66.00 feet to a point in the Easterly margin of said unnamed street; thence along the Easterly margin of said unnamed street North 05 deg. 48' 18" East, 340.30 feet to the point of beginning, and containing 0.51 acres, more or less, according to said survey.

BEING the same property conveyed to R. L. Freeman, Trustee, by Deed from Willys I. Brown and wife, Mary P. Brown, as of record in Book 4627, Page 548, Register's Office for Davidson County, Tennessee, the said R. L. Freeman, Trustee, having died on April 10, 1973, and J. R. Freeman being the Substitute Trustee under the terms of the Trust Agreement, of record in Book 4876, Page 548, said Register's Office, and William Howard Freeman and William Criswell Freeman having been appointed as Successor Co-Trustees by an Order of the Chancery Court for Davidson County, Tennessee, a copy of said Order is of record in Book 5347, Page 638, said Register's Office.

TRACT III (Map 73-10, Parcel 118)

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at an iron pin in the Southerly margin of Litton Avenue at a point 63.00 feet along said Southerly margin from the Northeast corner of an unnamed fifty (50) feet street, said point being the Northwesterly corner of the herein described tract; thence with the Southerly margin of Litton Avenue, South 84 deg. 09' 39" East 62.00 feet to an iron pin; thence South 05 deg. 48' 08" West, 372.00 feet to an iron pin; thence North 69 deg. 55' 17" West 63.00 feet to an iron pin; thence North 05 deg. 39' 01" East 356.54 feet to the point of beginning, and containing 0.51 acres, more or less, according to said survey.

BEING the same property conveyed to R. L. Freeman, Trustee, by Deed from Andrew L. Bass, Jr., an unmarried man, as of record in Book 4613, Page 787, Register's Office for Davidson County, Tennessee, the said R. L. Freeman, Trustee, having died on April 10, 1973, and J. R. Freeman being the Substitute Trustee under the terms of the Trust Agreement, of record in Book 4876, Page 548, said Register's Office, and William Howard Freeman and William Criswell Freeman having been appointed as Successor Co-Trustees by an Order of the Chancery Court for Davidson County, Tennessee, a copy of said Order is of record in Book 5347, Page 638, said Register's Office.

TRACT IV (Map 72-10, Parcel 119)

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at an iron pin in the Southerly margin of Litton Avenue at a point which is 125.00 feet along said Southerly margin from the Northwesterly corner of an unnamed fifty (50) feet street, said point being the Northeast corner of the herein described tract; along the Southerly margin of Litton Avenue South 84 deg. 09' 39" East 62.50 feet to an iron pin; thence South 05 deg. 48' 04" West 387.90 feet to an iron pin; thence North 69 deg. 55' 17" West 64.50 feet to an iron pin; thence North 05 deg. 48' 08" East 372.03 feet to the point of beginning, and containing 0.54 acres, more or less, according to said survey.

BEING the same property conveyed to R. L. Freeman, Trustee, by Deed from Jennie Porter Akin, as of record in Book 4612, Page 564, Register's Office for Davidson County, Tennessee, the said R. L. Freeman, Trustee, having died on April 10, 1973, and J. R.

Freeman being the Substitute Trustee under the terms of the Trust Agreement, of record in Book 4876, Page 548, said Register's Office, and William Howard Freeman and William Criswell Freeman having been appointed as Successor Co-Trustees by an Order of the Chancery Court for Davidson County, Tennessee, a copy of said Order is of record in Book 5347, Page 638, said Register's Office.

TRACT V (Map 72-10, Parcel 154)

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at a concrete monument at a point in the Northeasterly corner of the property conveyed to McDonald's Corporation by a Deed of record in Book 4900, Page 439, said Register's Office, said point being the Northwesterly corner of the herein described tract; thence South 69 deg. 45' 00" East 230.56 feet to an iron pin; thence South 20 deg. 07' 33" West 99.87 feet to an iron pin; thence North 69 deg. 02' 09" West to an iron pin; thence along the Easterly margin of the aforesaid McDonald's Corporation property North 20 deg. 37' 09" East 96.99 feet to the point of beginning, and containing 0.52 acres, more or less, according to said survey.

BEING a portion of the property conveyed to R. L. Freeman, Trustee, by Deed from William T. Waynick, and wife, June P. Waynick, as of record in Book 4613, Page 829, Register's Office for Davidson County, Tennessee, the said R. L. Freeman, Trustee, having died on April 10, 1973, and J. R. Freeman being the Substitute Trustee under the terms of the Trust Agreement, of record in Book 4876, Page 548, said Register's Office, and William Howard Freeman and William Criswell Freeman having been appointed as Successor Co-Trustees by an Order of the Chancery Court for Davidson County, Tennessee, a copy of said Order is of record in Book 5347, Page 638, said Register's Office.

EXHIBIT "B"

FIVE TRACTS OF UNIMPROVED REAL PROPERTY ADJACENT TO
LITTON PARK APARTMENTS
NASHVILLE, TENNESSEE

TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County real property taxes and assessments for 1984.

2. The Plan of record in Book 4885, Page 25, Register's Office for Davidson County, Tennessee, shows Parcel 154 as Reserve Parcel "A" (Not a building site).

3. Lack of a right of access to and from Parcel 154.

4. Easements of record.

I 4 9 I 2 0

IDENTIF. REFERENCE

SEP 12 10 34 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6379 PAGE 703

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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 99.50-
9714A09/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 1 2 0

IDENTIF. REFERENCE

SEP 12 10 34 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068265