Bdl
71

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6404 PAGE 647

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Hillside Properties, Limited c/o Rodgers Construction Co. P. O. Box 17387 Nashville, Tennessee 37217	Same	Parcel 121 Map 107

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirty-Five Thousand Dollars ($735,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Highland Ridge Properties, a Tennessee general partnership composed of Highland Ridge Associates, a Tennessee general partnership and Rolling Hills Corporation N.V., hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Hillside Properties, Limited, hereinafter referred to as the Grantee, and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee and being Lot No. 6 on the plan of Section Three, Highland Ridge, as of record in Book 6250, page 138, R.O.D.C., Tennessee being Parcel (121) on Tax Map 107 and being more particularly described as follows:

Beginning at an existing concrete monument on the northerly right-of-way line of Interstate 40 at the southeasterly corner of Lot No. 1 Section One Marriott Hotel and Office Park as of record in Book 5200, Page 375, R.O.D.C., Tennessee; thence,

1. With the common line between the herein described lot No. 6 and the easterly line of Lot No. 1, Marriott Hotel, N 1° 44' 20" W 418.40 feet to an existing concrete monument on the southwesterly right-of-way line of Marriott Drive; thence,

2. With the southwesterly right-of-way line of Marriott Drive with a curve to the left (Radius 300.0') southeasterly a distance of 170.00 feet to an iron pin set at the original end of Marriott Drive and having a chord bearing and distance of S 21° 49' 06" E 167.735 feet; thence,

3. Continuing with the southerly right-of-way line of Marriott Drive, with a curve to the left (Radius 213.02') southeasterly a distance of 153.16 feet to a concrete monument at the end of said curve and having a chord bearing and distance of S 58° 39' 03" E 149.884 feet; thence,

4. Continuing with the south right-of-way line of Marriott Drive, S 79° 14' 57" E 286.03 feet to a concrete monument at the beginning of a curve; thence,

5. With the southerly right-of-way line of Marriott Drive, with a curve to the right (radius 252.61'), southeasterly a distance of 93.40 feet to the end of said curve and having a chord bearing and distance of S 68° 39' 24" E, 92.870 feet; thence,

6. Continuing with the southerly right-of-way line of Marriott Drive, S 58° 03' 52" E 300.54 feet to concrete monument in the line between the herein described Lot 6 and Highland Ridge Properties as of record in Deed Book 5972, page 384, R.O.D.C., Tennessee; thence,

"No security interest -- notice purposes only."

7. With the common line between herein described Lot 6 and Highland Ridge Properties S 8° 08' 34" W 88.81 feet to an existing iron pin on the northerly right-of-way line of Interstate 40; thence,

8. With the northerly right-of-way line of Interstate 40, a controlled access right-of-way, N 79° 14' 57" W, 801.45 feet to the point of beginning and containing 163,731 square feet or 3.759 acres, more or less.

Being a part of the same property conveyed to Highland Ridge Properties by deed recorded in Book 5867, page 535, R.O.D.C., Tennessee and that part of Ermac Drive abandoned by Metro Council Bill No. 084-230, with easements retained.

1. TVA Easement of record in Book 1298, page 301, Register's Office for Davidson County, Tennessee located along the southerly boundary of the premises as revised by instrument of record in Book 3314, page 339, said Register's Office.

2. Restrictive Covenant denying egress and ingress to premises described herein from Ermac Drive of record in Book 4890, page 358, said Register's Office.

3. Lack of direct access to and from Interstate 40, a controlled access highway.

4. Development Agreement dated April 16, 1981 among Marriott Corporation, Jerry Carroll and John W. Eakin of record in Book 5762, page 677, said Register's Office.

5. Restrictive Covenants of record in Book 5762, page 691, said Register's Office.

6. The Plan of Subdivision of record at Plat Book 5200, page 375, said Register's Office.

7. The Plan of Subdivision of record at Plat Book 6250, page 138, said Register's Office.

8. Easements retained in Metropolitan Ordinance Number 084-230, Amending the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County by Closing, Vacating and Abandoning a Certain Portion of the Right-of-Way of Ermac Drive, South of Marriott Drive.

This is unimproved property, known as Lot 6, Section 3, Highland Ridge Office Park.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee, its successors and assigns forever. Grantor covenants that the Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove stated. Grantor further covenants and binds the Grantor and the said Grantor's successors and assigns to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Witness my hand this 24 day of SEPT., 1984.

HIGHLAND RIDGE PROPERTIES,
a Tennessee general partnership
acting by and through its general partner

HIGHLAND RIDGE ASSOCIATES,
a Tennessee general partnership

By: _____
Jerry L. Carroll, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melissa Dr. Hayes, a Notary Public in and for the County and State aforesaid, personally appeared Jerry L. Carroll, with whom I am personally acquainted, (or proved to me on satisfactory evidence) and who acknowledged that he is a general partner of Highland Ridge Associates, a Tennessee general partnership, which is one of the two general partners of Highland Ridge Properties, a Tennessee general partnership, the within named bargainor, and that he executed the within instrument for the purposes therein contained by signing the name of Highland Ridge Properties, by its general partner, Highland Ridge Associates, by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 26 day of September, 1984.

_____
Notary Public

My Commission Expires:

Jan 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $735,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of September, 1984.

_____
Notary Public

My Commission Expires:

1/5/86

1568 44

TOGETHER WITH REFERENCE

OCT 16 11 30 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6404 PAGE 650

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

735000.00- CAMT.
1911.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1920.50-
9065A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 8 4 4

IDENTIF. REFERENCE

Oct 16 11 30 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0077358