File 33

This Instrument Prepared By:
Bone & Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

1

SPECIAL WARRANTY DEED

BOOK 6416 PAGE 30

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Hunting Brook Associates, A Tennessee Limited Partnership	Same	148-0-12

2200 Hillsboro Road
Suite 403

Nashville, Tennessee 37212

(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, LEONARD H. ARMISTEAD, III, Trustee, with full power to sell, mortgage, transfer, or convey without the joinder of any beneficiary (the "Grantor"), has this day bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto HUNTING BROOK ASSOCIATES, A Tennessee Limited Partnership, with full power to sell, mortgage, transfer and convey without the joinder of any beneficiary, its successors and assigns (the "Grantee"), the tract or parcel of land described on Exhibit "A" hereto.

TO HAVE AND TO HOLD the above described tract or parcel of land with the appurtenances, estate, title and interest thereto to the Grantee, its successors and assigns in fee simple, forever.

Grantor covenants with Grantee, its successors and assigns, that he is lawfully seized and possessed of said land, has good and lawful right to convey it, that it is unencumbered except for the matters set forth on Exhibit "B" hereto; and Grantor covenants further and binds himself, his successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming under it but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of August 1, 1984, on the 31st day of August, 1984.

Leonard H. Armistead

LEONARD H. ARMISTEAD, III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,635,871.96.

AFFIANT

Subscribed and sworn to before me, this 31st day of August, 1984.

NOTARY PUBLIC

My commission expires:

7/17/87

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 Leonard H. Armistead, III, Trustee, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

NOTARY PUBLIC

My commission expires:

7/27/86

Exhibit A

LAND located in Davidson County, Tennessee, and being more particularly described according to a survey prepared by Hart-Freeland-Roberts, Inc., dated May 27, 1976, revised June 5, 1980, February 3, 1981, and September 27, 1982, as follows:

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BEGINNING at a point in the North boundary line of Haywood Acres Subdivision, Section Four, as of record in Book 2900, page 93, Register's Office, Davidson County, Tennessee; said point being in the northerly margin of Lot 116, owner of record being Ralph L. Peebles, et ux; thence N 2° 29' E, a distance of 385.02 feet to a point; thence N 87° 31' W, a distance of 77.55 feet to a point; thence N 16° 28' 23" W, a distance of 575.93 feet to an iron pin in the south margin of Linbar Drive, said point being in a curve having a radius of 368.82 feet; thence with the arc of said curve, to the right a distance of 514.33 feet to the end of said curve; thence S 30° 09" E, a distance of 598.61 feet along the southerly margin of said Drive to a point; thence N 88° 45' 12" W, a distance of 117.40 feet to a corner post; thence S 0° 56' 20" W, a distance of 174.19 feet to a corner post; thence S 81° 51' 01" W, a distance of 41.47 feet to a corner post; thence S 5° 50' 34" W, a distance of 207.26 feet to a corner post, said point being in the easterly margin of a 50 foot roadway (East Ridge Drive); thence N 79° 08' 59" W, a distance of 295.29 feet to a point, said point being in the easterly property line of Lot 116, Haywood Acres Subdivision, Section Four; thence N 9° 29' 01" E, a distance of 51.10 feet to a point, said point being in the Northeast corner of Lot 116, Haywood Acres Subdivision, Section Four; thence N 74° 35' 02" W, a distance of 60.61 feet to the point of beginning, containing 9.76 acres, more or less.

BEING the same property conveyed to Leonard H. Armistead, III, Trustee, by deed from Tennessee Trust Company, of record in Book 5946, page 965, Register's Office, Davidson County, Tennessee. Trustee

I 6 0 4 5 8

IDENTIF. REFERENCE

Oct 31 2 48 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

Exhibit B

Subject to the following exceptions:

(a) Any unpaid taxes

(b) Deed of Trust executed by Tennessee Trust Company, Trustee for Hunting Brook, Limited, to John Gupton, Trustee, dated February 1, 1981, filed Book 5714, page 857, said Register's Office, given to secure the original principal sum of $1,750,000.00, payable to State Street Bank and Trust Company, a Massachusetts banking corporation, and any other sums which may be and become due under the terms thereof, including but not limited to principal, interest and service fee.

(c) Assignment of Leases, Rents and Profits from Tennessee Trust Company, Trustee, a Tennessee corporation, to State Street Bank and Trust Company, Agent, a Massachusetts banking corporation, dated February 1, 1981, filed in Book 5714, page 866, said Register's Office.

(d) Financing Statement from Tennessee Trust Company, Trustee, for Hunting Brook, Limited, to State Street Bank and Trust Company, of record in Book 5714, page 872, said Register's Office.

(e) Deed of Trust executed by Tennessee Trust Company, Trustee, a Tennessee corporation, to Kentucky Property Trust, a Kentucky business trust, to John Gupton, Trustee, dated February 1, 1981, filed in Book 5714, page 873, said Register's Office, to secure the original principal sum of $500,000.00, and any other sums which may be and become due under the terms thereof, including but not limited to principal, interest and service fee.

(f) Financing Statement from Tennessee Trust Company, Trustee, for Hunting Brook, Limited, to Kentucky Property Trust, filed February 26, 1981, of record in Book 5714, page 882, said Register's Office.

(g) Terms and provisions of Lease Agreement between Hunting Brook Apartments and Home Coin Laundries, of record in Book 4940, page 586, said Register's Office.

(h) A 20-foot permanent easement and a 10-foot temporary construction easement for purposes of Sanitary Sewers and/or Storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by agreement executed by Deffet Tennessee Partners, Ltd., of record in Book 4665, page 17, said Register's Office.

(i) Liability is excepted by reason of that certain eighteen inch and eight inch sewer line crossing the northerly part of the subject property, as dedicated on a survey of Hart-Freeland and Roberts, Inc., Job No. 4061, dated January 14, 1972, and as shown on survey dated May 27, 1976, revised June 5, 1980, and February 3, 1981, Job No. 4469. Exception is further made for that certain 20-foot sewer easement dedicated as lying generally along the existing creek, as shown on the revision of the foregoing survey, dated June 1, 1972, and as shown on survey dated May 27, 1976, revised June 5, 1980, February 3, 1981, and September 27, 1982.

(j) The survey of the premises made by Hart-Freeland-Roberts, Inc., dated May 27, 1976, revised June 5, 1980, and February 3, 1981, shows the parking lot serving insured premises encroaches on the adjoining property along the westerly property line.

Liability by reason thereof.

(k) Tennessee Deed of Trust, Assignment of Rents and Security Agreement executed by Leonard H. Armistead, III, Trustee, with full power, to Dewees Berry IV, Trustee, of record in Book 5946, Page 971, said Register's Office, to secure a note dated October 6, 1982, in the amount of $986,243.00, subject to the terms and conditions therein,

(l) Financing Statement filed under the Uniform Commercial Code by Leonard H. Armistead, III, Trustee, Debtors, to Tennessee Trust Company, Trustee, secured party in the Office of Secretary of State under No. 51003, and in the Register's Office of Davidson County, Tennessee, in Book 5946, Page 985.

10-8-84 · 17.065-84

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6416 PAGE 94

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
	CO.	4,625811.96		
			12053.34- CAMT.	
			VD 12053.34 CAMT.	
			12053.34 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 12065.84-	
			3449A 10/31/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 4 5 8

IDENTIF. REFERENCE

OCT 31 2 48 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0081611