This instrument prepared by:
Robert G. Holt, Esquire
100 Galleria Parkway
Suite 600
Atlanta, Georgia 30339

---

Address of New Owner as follows:

Arbors of Hickory Hollow
Associates, Ltd.
c/o Ronald J. Gafford
2849 Paces Ferry Road
Suite 140
Atlanta, Georgia 30339

Send Tax Bills to: Map-Parcel No. 163-90

c/o Ronald J. Gafford
2849 Paces Ferry Road
Suite 140
Atlanta, Georgia 30339

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~~STATE OF~~ _____)
District of Columbia )
~~COUNTY OF~~ _____)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

David J Elwell
Affiant

Subscribed and sworn to before me, this 18th day of December, 1984.

Beverly A. Burchfield
Notary Public

[NOTARIAL SEAL]

My Commission Expires: My Commission Expires August 14, 1989

---

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by Arbors of Brentwood Associates, Ltd., a Tennessee Limited Partnership, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknolwedged, Crow Bell Road Associates, a Georgia Limited Partnership, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth in Exhibit B attached hereto and made a part hereof; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

1307 1979 - 139.50 - CHECK

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 17th day of December, 1984.

CROW BELL ROAD ASSOCIATES, a Georgia limited partnership

By: Crow-Terwilliger Partners, Inc., a Georgia corporation, General Partner

By: David J. Elwell

Name: David J. Elwell

Title: Vice President

[CORPORATE SEAL]

By: Crow-Terwilliger Company, a Georgia corporation, General Partner

By: Marcus E. Bromley

Name: MARCUS E. BROMLEY

Title: V.P.

[CORPORATE SEAL]

~~STATE OF~~ _____
District of Columbia
~~COUNTY OF~~ _____

Before me, Beverly A. Burchfield, a Notary Public in and for the County and State aforesaid, personally appeared David J. Elwell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Crow-Terwilliger Partners, Inc., a Georgia corporation, a general partner of CROW BELL ROAD ASSOCIATES, a Georgia limited partnership, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and on behalf of said limited partnership, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in District of Columbia, this 18th day of December, 1984.

Beverly A. Burchfield
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

My Commission Expires August 14, 1989

~~STATE OF~~ _____
District of Columbia
~~COUNTY OF~~ _____

Before me, Beverly A. Burchfield, a Notary Public in and for the ~~County and State~~ District aforesaid, personally appeared Marcus E. Bromley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Crow-Terwilliger Company, a Georgia corporation, a general partner of CROW BELL ROAD ASSOCIATES, a Georgia limited partnership, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and on behalf of said limited partnership, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in District of Columbia, this 18th day of December, 1984.

Beverly A. Burchfield

Notary Public

[NOTARIAL SEAL]

My Commission Expires:

My Commission Expires August 14, 1989

EXHIBIT "A"

PHASE I - BELL ROAD PROPERTY

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin set in the south right-of-way line of Bell Road, 40 feet from the center line, at the northeast corner of Lot 1, Bell Trace, Section 1, as recorded in Plat Book 5210, page 36, Register's Office of Davidson County, Tennessee, the northwest corner of the herein described tract; thence, with the south right-of-way line of Bell Road, with a curve to the left having a radius of 1460.33 feet, a distance of 20.92 feet, to an existing highway monument, said curve has a chord bearing and distance of North 81°43'56" East 20.92 feet; thence, North 82°02'17" East 731.95 feet to an existing right-of-way monument; thence, with a curve to the right having a radius of 2762.00 feet, a distance of 422.88 feet to an existing right-of-way monument; said curve has a chord bearing and distance of North 86°23'00" East 422.46 feet; thence South 76°24'42" East 87.63 feet to an existing right-of-way monument; thence North 89°52'59" East 96.92 feet to an iron pin set; thence with the west boundary line of the Robert A. McDowell property as recorded in Deed Book 4034, page 945, Register's Office of Davidson County, Tennessee, South 04°48'05" West 337.00 feet to a railroad spike set; thence South 83°22'27" East 40.00 feet to an iron pin set; thence, with the Robert A. McDowell property and the west boundary line of the Sutton Place Associates property as recorded in Deed Book 5456, page 691, Register's Office of Davidson County, Tennessee with a fence South 06°37'33" West 150.00 feet to an existing iron pin; thence, with the Sutton Place Associates property, with a fence South 33°54'20" East, 126.05 feet to an existing iron pin; thence, with the Sutton Place Associates property and the west boundary line of the William J. Berry, Jr. Trustee property as recorded in Deed Book 6092, page 416, Register's Office of Davidson County, Tennessee with a fence South 20°38'42" West 751.37 feet to an existing iron pin; thence, with the William J. Berry, Jr., Trustee property with a fence, South 09°12'37" East 99.23 feet to an existing iron pin; thence, North 78°26'38" West 237.20 feet to a corner post; thence, South 04°53'01" West 109.00 feet to a point; thence, North 35°27'17" West 872.32 feet to a point; thence, North 66°29'17" West 245.00 feet to a point; thence, South 44°59'14" West 185.00 feet to a point; thence, North 49°45'21" West 285.00 feet to an existing iron pin; thence, North 53°11'38" East 145.50 feet to an iron pin set; thence, North 56°58'23" East 96.95 feet to an existing iron pin; thence, North 06°57'13" West 346.50 feet to the POINT OF BEGINNING and containing 30.96 acres; being a portion of the property of McDowell Development Corporation as recorded in Deed Book 4634, page 781, Register's Office of Davidson County, Tennessee; and being shown on that certain Boundary Survey of McDowell Development Corp. Property for Crow-Terwilliger Partners, Inc. prepared by Ragan, Smith, Murphy & Associates, Inc., dated April 30, 1984, last revised May 23, 1984, and bearing the certification of John E. Cleghorn, Tennessee Registered Land Surveyor No. 1440.

EXHIBIT "B"

1. Taxes for 1984, a lien, but not yet due and payable.

2. Permanent easement and right-of-way for electric power transmission purposes vested in the United States of America by decree in the cause of United States of America for the use of the Tennessee Valley Authority vs. Ben A. Shelton and wife, and others, No. 1994, United States District Court for the Middle District of Tennessee, Nashville Division. The judgment in said cause is recorded in Book 2876, page 107, Register's Office for Davidson County, Tennessee.

3. Proposed right-of-way dedication as recorded in Plat Book 5200, page 290, Register's Office for Davidson County, Tennessee as shown on the plat of survey by Ragan, Smith, Murphy & Associates, Inc., dated April 30, 1984 and last revised on May 23, 1984.

4. Declaration of Easements by Crow Bell Road Associates, a Georgia limited partnership dated June 1, 1984, recorded in Book 6305, page 527, Register's Office for Davidson County Tennessee.

1:7:1:6:3:6
IDENTIF. REFERENCE
DEC 20 12 52 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6453 PAGE 989

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

1,200,000.00 Conv.

3120.00 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 3138.50-
7307A12/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-6-3-6-

IDENTIF. REFERENCE

Dec 20 12 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95084