BOOK 6479 PAGE 595

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IDENTIF. REFERENCE

THIS INSTRUMENT PREPARED BY
Brown, Todd & Heyburn
1600 Citizens Plaza
Louisville, Kentucky 40202

JAN 23 2 55 PM '85

REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows	Send Tax Bill To	Map-Parcel Number(s)
BURTON HILLS PROPERTIES PHASE I	Same	136-6 #49
(Name)	(Name)	
c/o Carroll Properties Suite 240 565 Marriott Drive		136-6 #49.1
(Address)		
Nashville, Tennessee 37210		131-6 #53
(City) (State) (Zip)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, BURTON HILLS PROPERTIES, a Kentucky general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BURTON HILLS PROPERTIES PHASE I, a Kentucky general partnership ("Grantee"), certain real estate in Davidson County, Tennessee, described on Exhibit A hereto.

The above-described real estate is conveyed subject to such limitation, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor: 1985 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful

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claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22 day of January, 1985.

BURTON HILLS PROPERTIES
a Kentucky general partnership

BY: BURTON CAPITAL CORPORATION

By: Joe B. Cooksey
Joe B. Cooksey, President

BY: STM BURTON DEVELOPERS

By: A. Thomas Sturgeon, Jr.
A. Thomas Sturgeon, Jr., Partner

BY: CARROLL & EAKIN DEVELOPERS

By: John W. Eakin
John W. Eakin, Partner

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

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

John W Eakin
AFFIANT

Subscribed and sworn to before me, this 22nd day of January, 1985.

Cathy J. Hicks
Notary Public

Commission expires: 7/21/85

CATHY J. HICKS NOTARY PUBLIC DAVIDSON

STATE OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joe B. Cooksey and A. Thomas Sturgeon, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be, respectively, the President of Burton Capital Corporation and partner of STM Burton Developers, partners of Burton Hills properties, the within named bargainor, a Kentucky general partnership, that they have, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by them on behalf of the partners.

WITNESS my hand and seal, at office in Louisville, Jefferson County, Kentucky, this 18th day of January, 1985.

Timothy W Martin
Notary Public

Notary Public, State at Large, KY
My commission expires July 10, 1985

Commission expires: _____

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Eakin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Carroll & Eakin Developers, partner of Burton Hills properties, the within named bargainor, a Kentucky general partnership, that he has, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by him on behalf of the partners.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 22nd day of January, 1985.

Cathy J. Hicks
Notary Public

CATHY J. HICKS NOTARY PUBLIC DAVIDSON

Commission expires: 7/31/85

EXHIBIT A
TO
SPECIAL WARRANTY DEED

The real property is more fully described as follows:

Land lying in the Thirty-Third (33rd) Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the easterly margin of Hillsboro Road, said point being South 66°32'05" East 6.49 feet from a corner monument, said monument being at the northwesterly corner of the property conveyed to Burton Hills, of Record in Book 6326, Page 580, R.O.D.C. and the southwesterly corner of Overton Hills, of Record in Book 843, Page 66 of R.O.D.C.; thence with the newly dedicated right-of-way of Hillsboro Road South 51°09'12" West 204.85 feet to a point; thence South 45°37'20" West 51.80 feet to a point, said point being the true point of beginning; thence leaving said margin South 44° 22'40" East 33.00 feet; thence South 89° 17'20" East 61.24 feet; thence North 48° 58'59" East 33.00 feet to the southerly margin of Burton Hills Boulevard; thence with said margin and with a curve to the left, said curve having a radius of 281.53 feet, an arc length of 205.47 feet; a chord of South 61° 55'30" East 200.94 feet; thence South 82° 50'00" East 149.60 feet to a point; thence with a curve to the right with a radius of 616.90 feet, an arc length of 599.36 feet, a chord of South 55° 00'00" East 576.06 feet; thence continuing with a curve to the right with a radius of 330.57 feet, an arc length of 392.33 feet a chord of South 06° 50'00" West 369.71 feet; thence South 40° 50'00" West 48.00 feet; thence with a curve to the left with a radius of 601.31 feet, an arc length of 129.27 feet, a chord of South 34° 40'29" West 129.02 feet; thence leaving said margin North 45° 00'00" West 254.01 feet; thence North 45° 00'00" East 100.00 feet; thence North 45° 00'00" West 166.00 feet; thence South 45° 00'00" West 55.00 feet; thence North 45° 00'00" West 143.00 feet; thence North 45° 00'00" East 55.00 feet; thence North 45° 00'00" West 166.00 feet; thence South 45° 00'00" West 100.00 feet; thence North 45° 00'00" West 484.41 feet to the easterly margin of Hillsboro Road; thence with said margin North 45° 37'20" East 139.87 feet to the point of beginning, containing 9.35 acres, more or less.

Being a part of the property conveyed to Burton Hills Properties of record in Book 6326, Page 580, Register's office of Davidson County, Tennessee

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

RECEIVED OF _____

FOR _____ BOOK 6479 PAGE 599

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
12.00 WDEED
CHECK 3132.50-
57|2A01/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.8.5.6.4.

IDENTIF. REFERENCE

JAN 23 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103274