This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone and Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Hermitage Garden, Limited	Same	75-9-260
231 Wilson Pike Circle		75-9-142
Brentwood, Tennessee 37027		
(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, HERMITAGE GARDENS/WHISPERING HILLS, LTD., a Tennessee Limited Partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto HERMITAGE GARDEN, LIMITED, a Tennessee Limited Partnership ("Grantee"), its successors and assigns a certain tract of land located in Davidson County, Tennessee and more particularly described as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to the survey of Lewis R. Mefford, Jr., Land Surveyor, dated August 16, 1979, as follows:

BEGINNING at an iron pin located on the westerly margin of Old Hickory Boulevard, said point being the northeast corner of an existing Seven-Eleven Store; thence, leaving said margin of Old Hickory Boulevard, and with the northerly boundary of said store, South 73° 42' 15" West 150.0 feet to an iron pin; thence, with the easterly boundary of Hermitage Hills, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, North 16° 4' 41" West 55.72 feet to an iron pin; thence, with the northerly boundary of Hermitage Hills, Section 9, South 74° 32' 52" West 237.13 feet to an iron pin; thence, North 1° 58' 12" East 466.70 feet to an iron pin located on the southerly margin of an access drive; thence, with said margin of said access drive, South 87° 18' 50" East 256.90 feet to an iron pin located on the westerly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard, South 16° 2' 00" East 418.87 feet to the point of beginning.

Being the same property conveyed to Hermitage Gardens/Whispering Hills, Limited, by deed of record in Book 5504, page 262, Register's Office for Davidson County, Tennessee, from William Howard Freeman and William Criswell Freeman, Co-Trustees of the Freeman Family Trust, pursuant to a Decree of the Chancery Court for Davidson County, Tennessee, Part I, of record in Book 5347, page 638, Register's Office for Davidson County, Tennessee.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows:

(a) Licenses and easements, if any, for public utilities serving Property.

(b) Liens for ad valorem taxes not yet due and payable (subject to the apportionment provisions set forth herein).

(c) Zoning ordinances and regulations of the governing municipality affecting Property.

(d) Deed of Trust executed by Hermitage Garden Apt., Inc. to Miller Kimbrough, Trustee, dated April 25, 1966, recorded April 25, 1966, of record in Book 4009, page 647, recorded August 25, 1967, in Book 4165, page 34, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $525,000.00, and payable to Kimbrough Kavanaugh and Associates.

Said deed of trust was assigned to John Hancock Mutual Life Insurance Company, by assignment dated December 27, 1967, recorded December 27, 1967, of record in Book 4200, page 624, Register's Office for Davidson County, Tennessee.

(e) Assignment of Rents dated December 27, 1967, recorded December 27, 1967, of record in Book 4200, page 625, Register's Office for Davidson County, Tennessee, from Hermitage Garden Apts., Inc. to Kimbrough-Kavanaugh and Associates, Inc. Said Assignment of Rents was assigned to John Hancock Mutual Life Insurance Company of record in Book 4200, page 629, said Register's Office.

(f) Financing Statement executed by and between Hermitage Gardens/Whispering Hills, Limited, debtor, and William C. Freeman and William H. Freeman, Co-Trustees, the secured party, as recorded in Book 5504, page 285, said Register's Office.

(g) Easement for the right-of-way of Stateland Road lying within the boundaries of the herein described premises.

(h) Easement along the northerly 8 feet of premises as reserved in a deed dated August 2, 1921, of record in Book 621, page 450, said Register's Office.

(i) Rights of parties in actual possession of all or any part of the premises other than the insured.

(j) Easement for sewer line as shown on the plan of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, running along the northerly line of Tract No. 11 described herein.

(k) Wrap-Around Deed of Trust executed by Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership, to Stephen C. Baker, Trustee, dated September 1, 1979, of record in Book 5504, page 266, said Register's Office, to secure to William Howard Freeman and William Criswell Freeman, Successor Co-Trustees for the Freeman Family Trust the payment of a note for $1,100,000.00, payable as specified therein.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of April, 1985.

HERMITAGE GARDENS/WHISPERING HILLS, LTD., a Tennessee Limited Partnership

By: FREEMAN WEBB INVESTMENTS, INC., General Partner

By: W. H. Freeman, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,655,244.51.

AFFIANT

Subscribed and sworn to before me, this 18th day of April, 1985.

NOTARY PUBLIC

KENNETH P. EZELL JR. NOTARY PUBLIC AT LARGE

My commission expires:

7/18/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kenneth P. Ezell, Jr., of the State and County aforesaid, personally appeared William H. Freeman, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Freeman Webb Investments, Inc., the General Partner of Hermitage Gardens/Whispering Hills, Ltd., the within named bargainor, a Tennessee Limited Partnership, and that he as such President of the General Partner of the limited partnership executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of the General Partner.

WITNESS my hand and official seal at office this 18th day of April, 1985.

NOTARY PUBLIC

KENNETH P. EZELL JR. NOTARY PUBLIC AT LARGE

My Commission Expires:

7/18/87

RUSH

I:9 7.7 2 9

IDENTIF. REFERENCE

APR 18 3 20 PM '85

FELIA E. [illegible] REGISTER
DAVIDSON COUNTY, TN

616

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

RECEIVED OF _____ BOOK 6536 PAGE 617

FOR _____

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. 1655.44-51

4303.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 4313.02-
9400A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:8 7.7.2 9

IDENTIF. REFERENCE

APR 18 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126303