BOOK 6565 PAGE 546

jmbl96:05/24/85

FROM: James N. Maddox and
Drane D. Maddox
TO: Old Hickory, Ltd.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Old Hickory, Ltd. Poplar Avenue Memphis, Tennessee 38119	Same	128-66, 67, 68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,917,600.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 1985.

Notary Public

My Comm. Expires: 10/19/86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, James N. Maddox and Drane D. Maddox, hereinafter collectively called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Old Hickory, Ltd., a Tennessee limited partnership, hereinafter called the GRANTEE, his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit A incorporated by reference as fully as if copied herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons; provided, however, that all warranties of GRANTOR herein are expressly limited to those persons or parties claiming by, through, or under GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Provided, however, that as to that part of the property conveyed herein that was acquired by James N. Maddox in Deed of Record in Book 6464, Page 384, Register's Office of Davidson County (hereinafter "Pickney Property"), Drane D. Maddox signs this deed merely to convey whatever right, title and interest she may have in the Pickney Property. Drane D. Maddox makes no covenants or warranties as to the Pickney Property and also makes no covenants or warranties as to that part of the property conveyed herein that was acquired by James N. Maddox in Book ____, page ____, said Register's Office ("Moss Property"). Drane D. Maddox has no interest in the Moss property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 24th day of May, 1985.

James N. Maddox

Drane D. Maddox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M Buttrey, a Notary Public in and for said County and State, the within named James N. Maddox, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M Buttrey, a Notary Public in and for said County and State, the within named Drane D. Maddox, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 10/19/86

J 0 7 6 3 0

IDENTIF. REFERENCE

MAY 24 4 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

TRACT I

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee located approximately 5000 feet South of the centerline of the interchange between Old Hickory Boulevard and Interstate 40 and being more particularly described as follows:

Beginning at a point in the West right-of-way margin of Old Hickory Boulevard, said point being the Southeast corner of the W. E. Moss, Sr. and Jr. property as of record in Deed Book 5258, Page 270, R.O.D.C.;

Thence, with said right-of-way margin and with a curve to the left having an internal angle of 5° 38' 11", a radius of 1,462.39 feet, and a curve length of 143.86 feet to a point;

Thence, S 87° 21' 49" W, 20.00 feet to a point;

Thence, with said right-of-way margin and with a curve to the left having an internal angle of 9° 31' 31", a radius of 1,482.30 feet, and a curve length of 246.44 feet to a point; said point being the Northeast corner of Tract II as shown this survey;

Thence, leaving said right-of-way margin with a new line, between Tract I and Tract II, being the South margin of a proposed public road, and with a curve to the left having an internal angle of 86° 49' 4", a radius of 50.00 feet, a chord bearing of N 55° 33' 13" W, and a curve length of 75.76 feet to a point;

Thence, continuing with said Tract II North boundary, and with a curve to the left having an internal angle of 9° 44' 17", a radius of 1229.30 feet, and a curve length of 208.93 feet to a point;

Thence, passing into a 20 foot Harpeth Valley Utility District sanitary sewer easement as of record in Deed Book 5258, Page 270, R.O.D.C. S 71° 45' 41" W, 167.61 feet to a point; said point being located in said easement;

Thence, leaving said sewer easement with a curve to the left having an internal angle of 29° 21' 14", a radius of 605.28 feet, and a curve length of 310.10 feet to a point;

Thence, S 42° 24' 27" W, 279.70 feet to a point;

Thence, with a curve to the right having an internal angle of 21° 30' 00", a radius of 630.00 feet, and a curve length of 236.40 feet to a point;

Thence, continuing with said Tract II North Boundary, S 63° 54' 27" W, 113.25 feet to a point; said point being the Northwest corner of said Tract II;

Thence, leaving said Tract II North boundary and with a new line, N 39° 12' 35" W 293.47 feet to a point;

Thence, N 18° 26' 06" W, 347.85 feet to a point;

Thence, N 60° 48' 09" W, 389.49 feet to a point;

Thence N 06° 48' 31" E, 404.89 feet to a point, said point being the Southwest corner of the James Buttrey property as of record in Deed Book 6083, Page 940, R.O.D.C.;

Thence, with Buttrey's South property line, S 85° 31' 40" E, 299.96 feet to an iron pin, said pin being at the South terminus of a fenceline through said Buttrey property;

Thence, continuing with Buttrey's South property line, S 86° 19' 43" E, 674.65 feet to an iron pin, said pin being a common corner between said Buttrey property and the Barry Zeitland property as of record in Deed Book 6285, Page 570, R.O.D.C.;

Thence, leaving Buttrey's South boundary and with Zeitland's South boundary passing through said Harpeth Valley Utilities sewer easement and passing through a common corner between said Zeitland property and the aforementioned Moss property, S 85° 15' 05" E, 614.17 feet to a point;

Thence, with Moss' South boundary, S 85° 15' 05" E, 146.00 feet to the point of beginning.

TRACT NO. I being part of the same property conveyed to James N. Maddox and Drane Maddox, by deed from Dan W. Maddox and wife, Margaret Maddox, of record in Book 5312, page 127, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to James N. Maddox, by deed from Charles L. Pickney and wife, Margaret A. Pickney, Thomas R. Pickney, an unmarried person, and William E. Pickney, an unmarried person, of record in Book 6464, page 384, said Register's Office.

This property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes, a lien but not yet due and payable.

~~2. 1984 Metropolitan Government taxes.~~ D.M.

3. Sanitary sewers easement and 20' and 40' temporary construction easements conveyed by deed from Herschel E. Tomlinson to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated November 29, 1977, of record in Book 5258, page 270, said Register's Office.

4. Sanitary sewers easement and 20' and 40' temporary construction easements conveyed by deed from Dan W. Maddox to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated December 23, 1977, of record in Book 5258, page 273, said Register's Office.

5. Public utilities easement and a 20'and 20' temporary construction easement conveyed by deed from James N. Maddox to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated November 25, 1983, of record in Book 6186, page 138, said Register's Office.

6. All matters shown on a boundary survey by Cumberland Tectonics, Inc. dated July 10, 1984, last revised May 23, 1985, being job no. 430.02.

D.M.

~~7. Deed of Trust to First American National Bank of Nashville from James N. Maddox and Drane D. Maddox of record in Book 6512, page 770, said Register's Office.~~

TRACT II

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located approximately 6,681 feet South of the interchange between Old Hickory Boulevard and Interstate 40 and being more particularly described as follows:

Beginning at a point in the West right-of-way margin of Old Hickory Boulevard, said point being the Northeast corner of the P. L. Hutton property as of record in Deed Book 2146, Page 041, R.O.D.C.;

Thence, leaving said right-of-way margin and with Hutton's North boundary S 76° 00' 06" W, 248.83 feet to a point; said point being the Northwest corner of said Hutton property;

Thence, with Hutton's West boundary passing through the Harpeth Valley Utility District sewer easement as of record in Deed Book 5258, Page 273, and passing through a common corner between said Hutton property and the J. M. Hewitt property as of record in Deed Book 4172, Page 328, S 15° 59' 58" W, 244.75 feet to a point, said point being the Southwest corner of said Hewitt property and a point in the North boundary of the Reverend Paul Clunan property as of record in Deed Book 0126, Page 341, R.O.D.C.;

Thence, leaving Hewitt's West boundary and with Clunan's North boundary N 85° 38' 09" W, 509.33 feet to a point;

Thence, continuing with Clunan's North boundary N 85° 38' 09" W, 933.95 feet to a point;

Thence, leaving Clunan's North boundary with a new line N 50° 47' 25" E, 676.63 feet to a point, said point being in the Southeast property line of the James N. Maddox property as of record in Deed Book 5312, Page 127, R.O.D.C.;

Thence, with a new line being the West boundary of Tract II, N 39° 12' 35" W, 469.85 feet to a point;

Thence, with a new line being the dividing line between Tract I and Tract II, N 63° 54' 27" E, 113.25 feet to a point;

Thence, continuing with the dividing line and a curve to the left having an internal angle of 21° 30' 00" and a radius of 630.00 feet, and a curve length of 236.40 feet to a point;

Thence, N 42° 24' 27" E, 279.70 feet to a point;

Thence, with a curve to the right having an internal angle of 29° 21' 14" and a radius of 605.28 feet, and a curve length of 310.10 feet to a point;

Thence, N 71° 45' 41" E, 167.61 feet to a point;

Thence, continuing with the dividing line and with a curve to the right having an internal angle of 9° 44' 17" and a radius of 1,229.30 feet, 208.93 feet to a point;

Thence, with a radius return to the right having an internal angle of 86° 49' 04", and a radius of 50.00 feet, and a curve length of 75.76 feet to a point; said point being a point in the West right-of-way margin of Old Hickory Boulevard;

Thence, leaving the dividing line between Tract I and Tract II and with the West right-of-way margin of Old Hickory Boulevard and with a curve to the left having an internal angle of 5° 44' 50", a radius of 1,482.39, a curve length of 148.69 feet, and a chord bearing of S 15° 01' 28" E, to a point;

Thence, with said right-of-way margin, S 17° 53' 53" E, 49.69 feet to a point;

Thence, S 17° 57' 00" E, 291.38 feet to a point;

Thence, with an offset in the right-of-way margin, S 72° 06' 07" W, 25.00 feet to a point;

Thence, S 17° 53' 53" E, 164.37 feet to a point;

Thence, with said right-of-way margin, S 17° 53' 53" E, 585.63 feet to a point;

Thence, with a curve to the right having an internal angle of 3° 27' 56" and a radius of 839.49 feet, and a curve length of 50.78 feet to the point of beginning.

TRACT NO. II being the same property conveyed to James N. Maddox by deed from Dorothy Lucile Sadler Moss and husband, Willie E. Moss, of record in Book 6565, page 543, said Register's Office; being part of the same property conveyed to James N. Maddox and Drane Maddox, by deed from Dan W. Maddox and wife, Margaret Maddox, of record in Book 5312, page 127, said Register's Office; and being part of the same property conveyed to James N. Maddox, by deed from Charles L. Pickney and wife, Margaret A. Pickney, Thomas R. Pickney, an unmarried person, and William E. Pickney, an unmarried person, of record in Book 6464, page 384, said Register's Office.

This property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes, a lien but not yet due and payable.

~~2. 1984 Metropolitan Government taxes.~~ D.M.M.

3. Right-of-Way easement conveyed by deed from Mrs. Mary Hobbs, J. W. Hobbs and wife, Belle Hobbs, W. M. Forehand and wife, Mary E. Forehand, A. O'Brien and wife, Jane O'Brien to Mrs. V. P. Sullivan dated February 19, 1906 of record in Book 326, page 305, said Register's Office.

4. Sanitary sewers easement and 20' and 40' temporary construction easements conveyed by deed from Herschel E. Tomlinson to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated November 29, 1977, of record in Book 5258, page 270, said Register's Office.

5. Sanitary sewers easement and 20' and 40' temporary construction easements conveyed by deed from Dan W. Maddox to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated December 23, 1977, of record in Book 5258, page 273, said Register's Office.

6. Public utilities easement and a 20' and 20' temporary construction easement conveyed by deed from James N. Maddox to the Harpeth Valley Utilities District of Davidson and Williamson Counties, dated November 25, 1983 of record in Book 6186, page 138, said Register's Office.

7. All matters as shown on a boundary survey by Cumberland Tectonics, Inc. dated July 10, 1984, last revised on May 23, 1985, being job no. 430.02. D.M.M.

~~8. Deed of Trust to First American National Bank of Nashville from James N. Maddox and Drane D. Maddox of record in Book 6512, page 770, said Register's Office.~~

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6565 PAGE 552

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,917,600.00		
			4985.76	CSTAX
			.50	PRFEE
			18.00	WDEED
				CHECK 5004.26-
1461	A 05/24/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 7:6: 3: 0:

IDENTIF. REFERENCE

MAY 24 4 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138076