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SPECIAL WARRANTY DEED

BOX 41

FROM: Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc., Grantors

TO: Raymond Hurd, Trustee, Grantee

This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:
RAYMOND HURD, TRUSTEE
c/o Hurd Investment Properties
P.O. Box 524
Goodlettsville, Tn 37072

Send Tax Bills To: same

Map-Parcel Numbers: 105-14-276

Field Book Numbers: BH 2670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and no/100 Dollars ($500,000).

Raymond Hurd
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of July, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc., Grantors have bargained and sold, and by these presents do transfer and convey unto the said Raymond Hurd, Trustee, Grantee, his heirs, successors, and assigns, without need for joinder of beneficiary, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, more fully described on Exhibit A attached hereto and by reference incorporated herein.
>
> This conveyance is expressly made subject to those matters set forth on Exhibit B attached hereto and by reference incorporated herein.

This is improved property, known as 700 Craighead Avenue, Nashville, Tennessee. This property is community property and is not the homestead or place of residence of any of the parties or their spouses.

3321 27.50 131850

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey the same.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, except as to those matters set forth above to which this conveyance is expressly made subject, 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 whomsoever claiming by, through or under Grantors, but not otherwise.

This property is conveyed to Grantee by Grantors "AS IS", without any warranties whatsoever, express or implied, including merchantibility, fitness for a particular purpose or otherwise, except special warranties of title set forth in this special warranty deed. In accepting title to the property, Grantee agrees that he shall be deemed to have satisfied himself as to all matters which he deems material to his purchase of the property, and that he has not received from Grantors any warranties whatsoever with respect to the property, except the special warranties of title set forth in this special warranty deed.

Witness our hands this 30 day of July, 1985

KERMIT C. STENGEL, JR.

KARL E. HAURY

H & S DEVELOPMENT COMPANY, INC.

REESE L. SMITH, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, KERMIT C. STENGEL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of July, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy Hayes, a Notary Public of said County and State, KARL E. HAURY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of July, 1985.

Dorothy Hayes
Notary Public

My Commission Expires: 4-19-1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the H & S DEVELOPMENT COMPANY, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, TN, this 29 30 day of July, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

WHW/7-29-85

OFFICIAL RECEIPT

EXHIBIT A

DESCRIPTION OF REAL PROPERTY:

Being a parcel of land in the Second Civil District, City of Berry Hill, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Craighead Avenue and White Avenue, and being a part of the property conveyed to Kermit C. Stengel, Jr., et al., by deed of record in Book 5218, Page 954, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of White Avenue, said point being S 11° 37' E, 211.72 feet from the southerly margin of Melpark Drive;

Thence, with said westerly margin of White Avenue, S 11° 37' E, 214.77 feet to an iron pin;

Thence, continuing with said westerly margin of White Avenue with a curve to the right 39.82 feet to a point in the northerly margin of Craighead Avenue, said curve having a central angle of 91° 15' 00", a radius of 25.00 feet, a tangent of 25.55 feet, and a chord of S 34° 00' 30" W, 35.74;

Thence, with said northerly margin of Craighead Avenue with a curve to the left 102.31 feet to an iron pin, said curve having a central angle of 03° 58' 49", a radius of 1,472.69 feet, a tangent of 51.17 feet and a chord of S 77° 38' 16" W, 102.29 feet;

Thence, leaving said northerly margin of Craighead Avenue with the easterly line of the property conveyed to George I. Haddad by deed of record in Book 4478, Page 158, Register's Office for Davidson County, N 18° 30' W, 222.86 feet to a point in the southerly line of the property conveyed to the American Cancer Society by deed of record in Book 5833, page 591, Register's Office for Davidson County;

Thence, with a portion of said southerly line of the American Cancer Society and the southerly line of the property conveyed to Financial Instititution Services, Inc., by deed of record in Book 5380, page 873, Register's Office for Davidson County, N 71° 04' E, 155.80 feet to the point of beginning.

Containing 32,472 square feet or 0.75 acre, more or less.

Being vested in Kermit C. Stengel, Jr., and Karl E. Haury by deed from Ervin M. Entrekin, Trustee of record in Book 4164, page 106, said Register's Office, and by deed from William B. Allen and The Board of Trustees of Webb School of record in Book 5218, page 954, said Register's Office. Being vested in H & S Development Company, Inc. by deed from William B. Allen and The Board of Trustees of Webb School of record in Book 5218, page 954, said Register's Office and by deed from Reese L. Smith, Jr., of record in Book 5221, page 463, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. The lien for 1985 taxes.

2. The survey of Barge, Waggoner, Sumner & Cannon, dated July 29, 1985, shows a 5 foot easement for public utilities along the northerly line of said lot, and a 15 foot sanitary sewer easement along the easterly lot line.

J 2 4 6 5 3

IDENTIF. REFERENCE

JUL 30 4 09 PM '85

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			500000.00- CAMT.	
			1300.00 CSTAX	
			.50 PRFE	
			18.00 WDEED	
			CHECK 1318.50-	
			2621 A07/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 6 5 3

T
IDENTIF. REFERENCE

JUL 30 4 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158704