LOT NO. 1, PRIEST LAKE PARK COMMERCIAL
SUITE, SECTION 6
NASHVILLE, TENNESSEE
CPC:plm
6/26/85

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| Address New Owners: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Randall Phillips Builders, Inc.<br>2910 Kraft Drive<br>Nashville, TN 37204 | Same | Map 136-11<br>Parcel 21 |

This instrument prepared by:
C. Patterson Cron, 2517 Lebanon Road, Nashville, Tennessee 37214

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Fifty Thousand and No/100 ($150,000.00) dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PERCY PRIEST, LIMITED, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE ]
[COUNTY OF DAVIDSON ]
[ ]
[The actual consideration of value, whichever is greater, for this transfer ]
[is $150,000.00. ]
[ ]
[ Randall Phillips ]
[ AFFIANT ]
[ ]
[Subscribed and sworn to before me this 26th day of July, 1985.]
[ ]
[ Norma S. K. Davis ]
[ NOTARY PUBLIC ]
[My Commission Expires: 10/24/88 ]

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IDENTIF. REFERENCE
JUL 30 4 19 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

This is unimproved Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that with regard to matters arising subsequent to Grantor's acquisition of the property, Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on this the 26th day of July, 1985.

PERCY PRIEST, LIMITED,
a Tennessee limited partnership

BY: FREEMAN PROPERTIES, INC.,
Corporate General Partner

By: Glenda C. McClellan
Glenda C. McClellan,
Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenda C. McClellan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Vice President of Freeman Properties, Inc., a Tennessee corporation, and stated that she as Vice President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by herself as Vice President, in its capacity as Corporate General Partner for Priest Lake, Limited, the bargainor, a Tennessee partnership, and that the corporation, as such Corporate General Partner, executed the same for the purposes therein contained, by signing the name of the partnership by itself as Corporate General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee this 26th day of July, 1985.

Patricia L McClendon
NOTARY PUBLIC

My Commission Expires: July 17, 1988

EXHIBIT "A"

UNIMPROVED REAL PROPERTY KNOWN AS
LOT NO. 1, PRIEST LAKE PARK
COMMERCIAL SITE, SECTION 6
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, being Lot No. 1, Priest Lake Park Commercial Site, Section 6, as of record in Book 4660, Page 142, Register's Office for said County, described as follows:

SAID Lot 1 begins at a concrete monument on the westerly side of Anderson Road; thence with a curve to the right with a radius of 25 feet, 31.9 feet to a concrete monument on the northerly side of Old Smith Springs Road; thence with said road's northerly margin and a curve to the left with a radius of 800 feet, 216.15 feet to a concrete monument on said margin; thence leaving said margin with V. E. Brents lines North 9 deg. 46 min. 47 sec. East 102.2 feet to a concrete monument and North 79 deg. 47 min. West 215 feet to a concrete monument; thence with remaining Green Hills Towers, Inc., property lines, North 10 deg. 13 min. East 375 feet to a concrete monument; thence North 7 deg. 28 min. 30 sec. West 171.17 feet to a concrete monument; thence North 40 deg. 42 min. 38 sec. East 80 feet to a concrete monument; thence South 49 deg. 17 min. 22 sec. East 45 feet to a concrete monument; thence with a curve to the left with a radius of 815 feet, 397.79 feet to a concrete monument; thence South 77 deg. 15 min. East 15 feet to a concrete monument; thence with a curve to the right with a 25 foot radius, 39.27 feet to a concrete monument on the westerly margin of Anderson Road; thence with said margin South 12 deg. 45 min. West 59.23 feet to a point; thence South 77 deg. 15 min. East 10 feet to a point on said margin; thence with said margin South 12 deg. 45 min. West 384.24 feet to the point of beginning and containing 5.623 acres, more or less.

BEING the same property conveyed to Percy Priest, Limited, a Limited Partnership, by Deed from Green Hills Towers, Inc., of record in Book 4901, Page 70, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

UNIMPROVED REAL PROPERTY KNOWN AS
LOT NO. 1, PRIEST LAKE PARK
COMMERCIAL SITE, SECTION 6
NASHVILLE, TENNESSEE

TITLE EXCEPTIONS

1. 1985 Metropolitan Nashville and Davidson County, Tennessee, real property taxes, which have been prorated between Grantor and Grantee and assumed by Grantee.

2. The Plan of Priest Lake Park Commercial Site, Section 6, which is of record in Book 4660, Page 142, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a Note showing that access to Lot No. 1 is limited to a twenty-five (25) feet ramp on the southerly side, a twenty-five (25) feet ramp on the northerly side, and two (2) twenty (20) feet ramps on the easterly side of Lot No. 1, and a Note stating that Lot No. 1 is zoned for "Commercial Services."

# 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 |
|---|---|---|---|---|---|
| | | | 1500.00 | CO- | CASH |
| | | | 390.00 | CSTAX | |
| | | | .50 | PRFEE | |
| | | | 12.00 | MDEED | |
| | | | | CHECK | 402.50- |
| | | 2626A | 07/30/85 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 6 5 7

IDENTIF. REFERENCE

Jul 30 4 18 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 158709