File #1

ADDRESS NEW OWNER AS FOLLOWS:
Robert E. Robeson, Trustee
5819 Old Harding Road, Suite 203
Nashville, Tennessee 37205

THIS INSTRUMENT PREPARED BY:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

SEND TAX BILLS TO:
Robert E. Robeson, Trustee
5819 Old Harding Road, Suite 203
Nashville, Tennessee 37205

MAP - PARCEL NUMBER:
Map 142, Parcel 169

BOOK 6630 PAGE 320

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thousand and No/100 Dollars ($200,000.00), cash in hand paid to THIRD NATIONAL BANK IN NASHVILLE, a national banking association, hereinafter referred to as "Grantor", by ROBERT E. ROBESON, TRUSTEE for undisclosed principals, Grantor has bargained and sold, and by these presents does transfer and convey unto the said ROBERT E. ROBESON, TRUSTEE, as Grantee, his successors in trust and assigns, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Hart, Freeland and Roberts, Inc., dated September 8, 1971, as follows:
>
> BEGINNING at an iron pin in the Northerly margin of U.S. 70 South, 2105 feet West of the centerline of Sawyer Brown Road; thence along highway right-of-way as follows: North 74° 30' West 126.97 feet to an iron pin; thence North 15° 30' East 45 feet to an iron pin; thence Westerly along a curve 73.03 feet to a monument; thence leaving said right-of-way and along the Easterly line of the property conveyed to American Oil Company by deed of record in Book 4060, page 108, North 15° 28' East 200 feet to an iron pin; thence along said Oil Company's Northerly line, North 74° 32' West 220.25 feet to an iron pin; thence leaving said Oil Company's property, North 8° 45' East 97.41 feet to an iron pin; thence South 74° 30' East 431.80 feet to an iron pin; thence South 15° 30' West 343.10 feet to the point of beginning, containing 2 acres.
>
> Being the same property conveyed to Grantor by deed from Warner Park Estates Company, a joint venture composed of Sweeny-Clark Realty Company, Inc., Karl E. Haury, H & S Development Company, Inc., Guaranty Realty Company and Ervin M. Entrekin, said deed being of record in Book 4577, page 155, Register's Office of Davidson County, Tennessee.
>
> This is unimproved property located on the North side of U.S. 70 South, 2,105 feet West of Sawyer Brown Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Robeson, Trustee, his successors in trust and assigns forever.

And Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by, through or under Grantor except for a covenant (the "Screening Covenant") set forth in an Agreement (the "Agreement") by and between Grantor and Bellevue Associates of record in Book 6630, page 313, Register's Office of Davidson County, Tennessee, to which reference is here made, and except for 1985 taxes which will be prorated as of even date herewith, an easement for subsoil sewerage disposal for the use of American Oil Company, of record in Book 4060, page 108, said Register's Office, and such matters as shown on the unrecorded survey of Hart, Freeland and Roberts, Inc. dated September 8, 1971. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors in trust and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

Regarding the above-mentioned Screening Covenant, Grantee hereby agrees to fully assume and perform all of Grantor's obligations under the Agreement as required from time to time by Bellevue Associates, its successors and assigns, all to the complete satisfaction of Bellevue Associates, its successors and assigns. Grantee hereby agrees to fully indemnify Grantor and to hold Grantor harmless from any cost or expense in connection with the screening required under the Screening Covenant.

Witness Grantor's and Grantee's hand this 6Th day of August, 1985.

THIRD NATIONAL
BANK IN NASHVILLE

By: John H. Wilson
Title: V.P.

By: Ernest R. Neely
Title: AVP

GRANTEE:

Robert E Robeson, Trustee
ROBERT E. ROBESON, Trustee

IDENTIFICATION REFERENCE

AUG 14 1 51 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

28499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand Dollars ($200,000.00).

Robert E Robeson, Trustee
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1985.

Tamara W. Fogarty
Notary Public

My Commission Expires:
1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of the State and County aforesaid, personally appeared John D. Moran and Ernest R. Neeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be vice pres. and asst vice pres (or other officer authorized to execute the instrument) of the THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that they as such vice pres. and asst vice pres. executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by themselves as Vice Pres. and asst vice pres.

Witness my hand and seal, at Office in Nashville this 6th day of August, 1985.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, ROBERT E. ROBESON, Trustee, 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, at Office, this 8th day of August, 1985.

Tamara W. Fogarty
Notary Public

My Commission Expires: 1-19-88

RNB/8-2-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 5630 PAGE 323

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

200000.00- CAMT
520.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 529.50-
7344A08/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28499

IDENTIFICATION REFERENCE

AUG 14 1 51 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163299