80428

BOOK 6658 PAGE 832

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WMR)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

| Address New Owner(S) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Paragon Place Associates, Ltd.<br>2147 Belcourt Avenue<br>Nashville, TN 37212 | Same | 134-9A-1-180 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, VACATION CONDOMINIUMS OF THE SOUTH, a Mississippi limited partnership, ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto PARAGON PLACE ASSOCIATES, LTD., a Tennessee limited partnership, its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Units No. 1 through 180 of Paragon Place Condominium Apartments, a Condominium or horizontal property regime established by Master Deed of record in Book 5512, page 250; as amended in Book 5566, page 192, Register's Office for Davidson County, Tennessee, and shown on the Plan of record in Book 5200, page 209, said Register's Office; the real property on which said Paragon Place Condominium Apartments is located being more particularly described as follows:

Beginning at a concrete monument on the northerly margin of Paragon Mills Road, the southeast corner to the Herman Jones Tract, as of record in Will Book 57, page 129; thence, with Jones' easterly line N 03-54' 03" E, 397.72 feet to a rectangular iron property marker; thence, continuing with said easterly line N 04-10' 01" E, 220.01 feet to an iron pin; thence, continuing with said easterly Line N 03-47' 45" E, 220.40 feet to an iron pin, being the southwest corner to the J.W. Haley Property, as of record in Deed Book 2493, page 259, and being the northwest corner of this herein described tract; thence, with Haley's southerly line, S 86-39' E, 253.27 feet to a concrete monument on the westerly margin of a frontage road along Interstate 24; thence, with said frontage road the following: S 36-22' 56" E, 568.66 feet to a concrete monument; S 35-34' 57" E, 4.80 feet to a point: S 86-37' 30" E, 4.14 feet to a point; S 03-23' 40" W, 5.18 feet to an iron pin; S 35-34' 57" E, 320.47 feet to a concrete monument; thence, S 03-14' 55" W, 151.22 feet to a railroad spike on the northerly margin of Paragon Mills Road; thence, with Paragon Mills Road, N 86-30' W, 242.33 feet to an iron pin, the beginning of a curve to the left; thence, with said curve having a central angle of 11-28' 26", radius of 324.63

feet, 65.01 feet to an iron pin; thence, continuing with Paragon Mills Road, N 86-30' W, 527.35 feet to the point of beginning; containing 500,310 square feet or 11.4855 acres more or less, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation all such units' undivided percentage interest in the said real property and common elements.

The above described real estate is the same property conveyed to Grantor by deed of record in Book 5905, page 606, Register's Office of said County and is conveyed subject to such limitations, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor set forth on Exhibit A.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs, successors and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 26 day of September, 1985.

VACATION CONDOMINIUMS OF THE SOUTH
A Mississippi Limited Partnership

BY: FEDERAL SAVINGS & LOAN INSURANCE CORPORATION, its General Partner

BY Janet Boggs

TITLE Marketing Officer

DISTRICT OF COLUMBIA )
)
)

Before me, the undersigned, a Notary Public in and for the District of Columbia, personally appeared Janet Bogus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Marketing Officer of Federal Savings & Loan Insurance Corporation, the general partner of Vacation Condominiums of the South, the within named bargainor, a Mississippi limited partnership, and that by signing the name of said corporation by himself as Marketing Officer, he executed the foregoing instrument for said bargainor, for the purposes therein contained, by signing the name of the said limited partnership by said corporation as general partner.

WITNESS my hand and seal, at office in the District of Columbia, this 26th day of September, 1985.

Karen E. Szymanski
Notary Public

My Commission Expires:

Aug 14, 1989

District of Columbia
~~STATE OF TENNESSEE~~ )
~~COUNTY OF DAVIDSON~~ )

The actual consideration or value (whichever is greater) for this tranfer is $4,329,000.

X Janet Bogus
Affiant

Subscribed and sworn to before me, this 26th day of September, 1985.

Karen E. Szymanski
Notary Public

My Commission Expires:

Aug. 14, 1989

40428.

IDENTIFICATION REFERENCE

SEP 30 3 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

25/30 11267.00-CHECK

1303

EXHIBIT A

1. Deed of trust executed by J. Brent Hurd, Trustee, to William E. Leary, Trustee, of record in Book 5058, page 364, said Register's Office, dated August 17, 1976, to secure to John Hancock Mutual Life Insurance Company, a Massachusetts Corporation, an indebtedness in the amount of $1,900,000.00, subject to terms and conditions therein.

2. Financing statement filed August 17, 1976, showing J. Brent Hurd, Trustee, as debtor, and John Hancock Mutual Life Insurance Company as secured party, No. D 63661, of record in Book 5058, page 378, said Register's Office, to further secure an indebtedness in the amount of $1,900,000.00.

3. Assignment of rents from J. Brent Hurd, Trustee, to John Hancock Mutual Life Insurance Company, a Massachusetts Corporation, of record in Book 5058, page 374, said Register's Office.

4. Unrecorded Lease Agreement by and between The Lodge Apartments, as Landlord, and Home Coin Laundries, as Tenant, dated December 6, 1977.

5. The Plan of record in Book 4300, page 15, said Register's Office, shows an Owner's Certificate, a 50 foot setback line from Paragon Mills Road, and an unnamed access (frontage) road and a 10-foot easement for drainage and utility purposes along the westerly and northerly lines of the property.

6. Lack of direct access of I-24 from premises, such right of access having been granted to the State of Tennessee, by deed of record in Book 2813, page 339, said Register's Office.

7. Terms, provisions and conditions of the Master Deed establishing a Horizontal Property Regime pursuant to the Tennessee "Harizontal Property Act" (§ 66-27-101, et seq., T.C.A) as amended, of Paragon Place Condominium Apartments recorded in Book 5512, page 250 and amended in book 5566, page 192, said Register's Office; By-Laws appended thereto of record in Book 5512, page 286, said Register's Office.

8. Plan of record in Book 5200, page 209, said Register's office, shows an Owner's Certificate and certain building setback lines and easements.

9. Rights and claims of parties in possession as tenants.

10. A survey of the premises made by Barge, Waggoner, Sumner and Cannon, dated September 24, 1985, shows a power line and poles across the southeasterly corner of subject premises.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6668 PAGE 836

| | | |
|---|---|---|
| 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 | 4.$29.00000 | | |

1255.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1267.90-
1803A09/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40428

IDENTIFICATION REFERENCE

SEP 30 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177393