File 46

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Hillsboro Developers, Inc. 5201 Maryland Way Brentwood, TN 37027	Same	86 Part of Parcel 251

BOOK 6677 PAGE 97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4244

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $155,000.00.

Barry Waller, Pres.
Affiant

Subscribed and sworn to before me this 4th day of October, 1985.

Thomas J. Bottorff
Notary Public

My Commission Expires: Jan. 11, 1986

8 11 27 AM '85
REGISTER'S OFFICE
IDENTIFICATION REFERENCE
42825

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin have bargained and sold, and by these presents does transfer and convey unto the said Hillsboro Developers, Inc., a Tennessee corporation, its heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron pin located at the terminus of an unnamed street, said iron pin further described as being located 1,098.88' East of the east right-of-way of Old Hickory Blvd. and being 343.00' South of the south right-of-way of Central Pike; thence South 01° 53'03" East 237.76' to an iron pin located near a fence and in the North right-of-way line of Interstate I-40; thence with said North right-of-way line and generally with a fence North 81° 53'51" West 428.89' to an iron pin located in a fence corner, said iron pin being the Southeast corner of the Consolidated Motor Inns property as recorded in Deed Book 4737, page 47, Register's Office, Davidson County, Tennessee, and the Southwest corner of the herein described property; thence continuing with said Consolidated Motor Inns property and generally along a fence North 1° 03'25" West 267.16' to an iron pin; thence leaving the fence and running with the South line of Thomas F. Dies property as recorded in Deed Book 4439, page 289, for said county, South 83° 32'19" East 248.61' to an iron pin; thence leaving said Dies property South 00° 42'00" East 12.50' to an iron pin; thence South 89° 55'47" East 133.27' to the point of beginning, containing 2.598 acres more or less.

Being a part of the property conveyed to Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin from Commerce Union Bank, a Tennessee banking corporation, by Warranty Deed of record in Book 6572, page 160, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1985 Metropolitan Government taxes.

2. Easement 30-foot wide across premises for water and sewerage as set out in instrument of record in Book 3860, page 764, said Register's Office.

3. Easement for outdoor advertising signs granted T & R, Inc., of record in Book 3860, page 764, said Register's Office.

4. Agreement for dedication of easement for sanitary sewers as set out in instrument from Thomas Frank Dies, et al, to Radnor Utility District of record in Book 4764, page 324, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Hillsboro Developers, Inc., a Tennessee corporation, its heirs and asigns, forever.

AND Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin do covenant with the said Hillsboro Developers, Inc., a Tennessee corporation, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

AND Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Hillsboro Developers, Inc., a Tennessee corporation, its heirs and assigns against the lawful claims of all persons claiming by, through or under them.

WITNESS my hand this 4th day of October, 1985.

Hillsboro Property Management Co., Inc.

By: Gary Waller, President

Linda F. Heflin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Waller, 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 of Hillsboro Property Management Co., Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized to do so, 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 Brentwood, Tennessee, this 4th day of October, 1985.

Notary Public

My Commission Expires: Jan. 11, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda F. Heflin, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of October, 1985.

Notary Public

My Commission Expires: Jan. 11, 1986

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6677 PAGE 99

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
			155000.00- CAPIT.	
			403.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	409.50-
4591A	10/08/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 8 8 2 5

IDENTIFICATION REFERENCE

OCT 8 11 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180120