BOOK 6743 PAGE 985

DP2:BGRE00088 12/12/85

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

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number(s)
Arbor Knoll Limited Partnership, a Georgia limited partnership Two Brentwood Commons 750 Old Hickory Blvd Suite 203 Brentwood, Tn. 37027	Same	PART OF 163/90

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, CROW ARBORS OF HICKORY HOLLOW PHASE II A, a Georgia limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ARBOR KNOLL LIMITED PARTNERSHIP, a Georgia limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described on the attached Exhibit "A".

Said real property is conveyed subject to such limitation, restrictions, and encumbrances as may affect said real property including the following matters arising through or under Grantor listed on the attached Exhibit "B".

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining (including without limitation easements established by the Declaration of Easements of record in Book 6305, page 527, Register's Office of Davidson County, Tennessee) to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, and successors to warrant specially and forever defend the title to said real estate to Grantee, its 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 above), 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 executed this instrument on this 17th day of December, 1985.

CROW ARBORS OF HICKORY HOLLOW PHASE II A, a Georgia limited partnership

By: CTW DEVELOPMENT CORP., a Georgia ~~limited partnership~~ corporation

By: X J. Daniel Rhyne
Title: Vice President

6 3 4 3 8

IDENTIFICATION REFERENCE

Dec 23 2 43 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Darryl Rayne, 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 Vice President of CTW Development Corp., a Georgia ~~limited partnership~~ corporation, the general partner of CROW ARBORS OF HICKORY HOLLOW PHASE II A, the within named bargainor, a Georgia limited partnership, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Darryl Rayne as Vice President.

WITNESS my hand and seal, at office in Nashville, ~~Georgia~~ Davidson County, Tennessee, this 17th day of December, 1985.

Cheryl L DeRue
Notary Public

My Commission Expires:

July 17, 1988

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $1,010,000.

x J. Darryl Rayne
Affiant

Subscribed and sworn to before me, this 17th day of December, 1985.

Cheryl L DeRue
Notary Public

My Commission Expires:

July 17, 1988

Exhibit "A"

PHASE II-A

BEING PART OF THE ARBORS OF HICKORY HOLLOW AS RECORDED IN BOOK 6305, PAGE 521 AT THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE I OF THE ARBORS OF HICKORY HOLLOW AND THE PRESENT SOUTH LINE OF BELL ROAD (115 FOOT RIGHT OF WAY); THENCE S06°42'18"E ALONG THE EAST LINE OF BELL TRACE SECTION ONE AS RECORDED IN PLAT BOOK 5210, PAGE 36 AT THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, A MEASURED DISTANCE OF 311.37 FEET (CALLED 311.50 FEET) TO A FOUND IRON PIN IN CONCRETE; THENCE S56°58'36"W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE, A MEASURED DISTANCE OF 97.20 FEET (CALLED 96.95 FEET) TO A FOUND IRON PIN IN CONCRETE; THENCE S53°11'51"W ALONG THE SOUTHEAST LINE OF BELL TRACE SECTION ONE A CALLED AND MEASURED DISTANCE OF 145.50 FEET TO A POINT OF BEGINNING; THENCE S10°50'16"W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A MEASURED DISTANCE OF 207.96 FEET (CALLED 208.13 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S00°14'57"W ALONG THE EAST LINE OF BELL TRACE SECTION ONE A MEASURED DISTANCE OF 194.10 FEET (CALLED 194.37 FEET) TO A FOUND CONCRETE MONUMENT, SAID POINT BEING THE NORTHEAST CORNER OF THE MILL CREEK PROPERTY AS RECORDED IN PLAT BOOK 5050, PAGE 103 AT THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE EAST LINE OF MILL CREEK CLUB THE FOLLOWING COURSES AND DISTANCES; S01°12'10"E, A MEASURED DISTANCE OF 178.36 FEET (CALLED 178.30 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S03°29'19"E, A MEASURED DISTANCE OF 149.42 FEET (CALLED 149.34 FEET) TO A FOUND CONCRETE MONUMENT; THENCE S01°34'11"E A CALLED AND MEASURED DISTANCE OF 254.26 FEET TO A FOUND CONCRETE MONUMENT; THENCE S06°12'10"W A DISTANCE OF 106.11 FEET TO A POINT; THENCE S83°45'00"E A MEASURED DISTANCE OF 319.90 FEET (CALLED 320.00 FEET) TO A POINT; THENCE S19°41'18"E A CALLED AND MEASURED DISTANCE OF 220.00 FEET TO A POINT; THENCE S80°00'03"E A MEASURED DISTANCE OF 686.80 FEET (CALLED 686.14 FEET) TO A POINT, SAID POINT BEING IN THE WEST LINE OF THE PARCEL 82 INTERCHANGE DEVELOPMENT CORPORATION PROPERTY AS RECORDED IN BOOK 4158, PAGE 352 AT THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE; THENCE N03°34'43"E ALONG THE WEST LINE OF PARCEL 82 A DISTANCE OF 262.77 FEET TO A FOUND CONCRETE MONUMENT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 209, WILLIAM J. BERRY, JR. AS RECORDED IN BOOK 6092, PAGE 416 AT THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE N03°36'08"E ALONG THE WEST LINE OF PARCEL 209 A CALLED AND MEASURED DISTANCE OF 150.59 FEET TO A POINT; THENCE N04°55'03"E ALONG PARCEL 209, A DISTANCE OF 170.40 FEET TO A POINT; THENCE N35°18'15"W A MEASURED DISTANCE OF 872.96 FEET (CALLED 872.32 FEET) TO A POINT; THENCE N66°20'15"W A CALLED AND MEASURED DISTANCE OF 245.00 FEET TO A POINT; THENCE S45°06'51"W A MEASURED DISTANCE OF 185.06 FEET (CALLED 185.00 FEET) TO A FOUND IRON PIN; THENCE N49°44'45"W A MEASURED DISTANCE OF 285.04 FEET (CALLED 285.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1,109,772 SQUARE FEET OR 25.47 ACRES

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD IN BOOK _____, PAGE _____, REGISTER'S OFFICE DAVIDSON COUNTY.

There is no Exhibit "B" to this Deed.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6743 PAGE 988

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	1,010,000.00		

2626.00 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 2635.50-
9340A12/83/85 BAL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6343 8

IDENTIFICATION REFERENCE

DEC 23 2 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204249