Box 37
JTT

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| AFPC Churchill Venture<br>5038 Thoroughbred Lane<br>Brentwood, Tennessee 37027 | Same | 170/8<br>BOOK 6785 PAGE 501 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,200.00.

Affiant

Subscribed and sworn to before me this 19th day of ~~January~~ February, 1986.

Notary Public
My Commission Expires: 5/9/89

SPECIAL WARRANTY DEED

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, CHURCHILL PLACE ASSOCIATES (the "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the said AFPC CHURCHILL VENTURE (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 6269, page 749, Register's Office for Davidson County, Tennessee (hereinafter "R.O.D.C.T.").

3. Assignment of Leases and Conditional Assignment of Rentals of record in Book 6269, page 762, R.O.D.C.T.

4. Assignment of record in Book 6269, page 781, R.O.D.C.T.



5. Financing Statements of record in Book 6269, page 777, as amended in Book 6293, page 176, R.O.D.C.T., Financing Statements of record in Book 6269, page 791, R.O.D.C.T., and all Financing Statements filed with the Office of the Tennessee Secretary of State.

6. Restrictive Covenants of record in Book 6311, page 329, Book 6185, page 274, and Book 6269, page 520, R.O.D.C.T.

7. Plan of record in Book 6250, page 1, R.O.D.C.T.

This is improved property, known as 5038 Thoroughbred Lane, Brentwood, 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 Grantee, Grantee's succesors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except the matters set forth above.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, except the matters and instruments set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of January, 1986.

CHURCHILL PLACE ASSOCIATES

By: Laura Nelson Trent

By: Thomas Trent Jr

By: Margia M. Crenshaw

By: Daniel E. Crenshaw

By: Charles McKay

By: Sally McKay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary M. Brown, a Notary Public of the State and County aforesaid, personally appeared J. Thomas Trent, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1986.

Mary M. Brown Notary Public

My Commission Expires: 5/9/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary M. Brown, a Notary Public of the State and County aforesaid, personally appeared Laura Nelson Trent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that she as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by herself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1986.

Mary M. Brown
Notary Public

My Commission Expires: 5/9/89

BOOK 6785 PAGE 504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Harris, a Notary Public of the State and County aforesaid, personally appeared Georgia M. Gremillion with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that she as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by herself as partner.

WITNESS my hand and seal, at office in Nashville Tennessee, this 23rd day of January, 1986.

Mary Ann Harris
Notary Public

My Commission Expires: April 19, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Harris, a Notary Public of the State and County aforesaid, personally appeared Daniel E. Gremillion with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville Tennessee, this 23rd day of January, 1986.

Mary Ann Harris
Notary Public

My Commission Expires: April 19, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6785 PAGE 505

Before me, Mary M. Brown, a Notary Public of the State and County aforesaid, personally appeared Charles McKay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1986.

Mary M. Brown
Notary Public

My Commission Expires: 5/9/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary M. Brown, a Notary Public of the State and County aforesaid, personally appeared Sally McKay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Churchill Place Associates, the within named bargainor, a ~~corporation~~ partnership, and that she as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ partnership by herself as partner.

WITNESS my hand and seal, at office in Nashville Tennessee, this 23rd day of January, 1986.

Mary M. Brown
Notary Public

My Commission Expires: 5/9/89

IDENTIFICATION REFERENCE

FEB 19 3 55 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.6.9.2.9

EXHIBIT A



Land in Davidson County, Tennessee, being Lot 10 on the Plan of Maryland Farms East Park described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated April 6, 1984, as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Old Hickory Boulevard, on the south by Thoroughbred Lane and located between Eastpark Drive and Brentwood Boulevard, more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Old Hickory Boulevard, located approximately 400 feet west of the centerline of Eastpark Drive; thence, leaving said Boulevard, S 01 deg. 40' 37" W, 186.22 feet to a concrete monument on the northerly margin of Thoroughbred Lane; thence, N 86 deg. 05' 08" W, 63.16 feet with said lane to a concrete monument; thence, N 86 deg. 05' 47" W, 53.10 feet to a concrete monument; thence, leaving said lane, N 01 deg. 40' 37" E, 181.70 feet to a concrete monument on the southerly margin of Old Hickory Boulevard; thence, with said Boulevard, S 88 deg. 19 ' 23" E, 116.17 feet to the point of beginning. Containing 0.49 acres, more or less.

Being the same property conveyed to Churchill Place Associates, by deed from Thoroughbred, Inc., of record in Book 6269, page 744, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 5785 PAGE 507

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

686700.00- CAMT
1762.82 CSTAX
.50 PRFEE
16.00 WDEED
CHECK 1801.32-
5745A02/19/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

76929

IDENTIF. REFERENCE

FEB 19 3 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220255