BOOK 6812 PAGE 70

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
A Professional Corporation
5201 Maryland Way
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED BOOK 577 PAGE 682

GRANTOR: JAMES M. WARD

GRANTEE: MASSEY & WARD PROPERTIES: A Tennessee General Partnership.

GENERAL PROPERTY REFERENCE: Central Park Property; 50.33 acres More or less.

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Massey & Ward Properites<br>229 Ward Circle, Unit C-22<br>Brentwood, Tennessee 37027 | Same | 11 - 1.00 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $402,020.44 Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26TH day of FEBRUARY, 1986.

Notary Public

My Commission Expires: 11-22-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED TWO THOUSAND TWENTY DOLLARS AND 44/100 ($402,020.44), cash in hand paid and to be paid as follows: Thirty Two Thousand Twenty and 44/100 ($32,020.44), in cash with the delivery of this deed, the balance of Three Hundred Seventy Thousand ($370,000.00) Dollars evidenced by a promissory note of even date herewith, and other good and valuable consideration the receipt and sufficiency of which is expressly acknowledged GRANTOR: JAMES M. WARD, does hereby transfer and convey unto GRANTEE: MASSEY & WARD PROPERTIES, a Tennessee General Partnership its successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by specific reference.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR, does covenant with GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

GRANTOR, further covenants and bind himself, his heirs, successors and assigns, to warrant and defend forever the title to said land to GRANTEE, its successors and assigns against the lawful claims of all persons claiming under him.

MARY JANE WARD, wife of James M. Ward joins in this conveyance solely for the purpose of conveying any of her marital right, title and interest in and to said property described herein.

Witness our hands this 26TH day of FEBRUARY, 1986.

8 5 7. 4 3

IDENTIFICATION REFERENCE

MAR 25 11 55 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

James M Ward
JAMES M. WARD

Mary Jane Ward
MARY JANE WARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Nelda A. Bates of the State and County aforesaid, personally appeared JAMES M. WARD and MARY JANE WARD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Witness my hand and seal at office in Brentwood this 26TH day of FEBRUARY, 1986.

Nelda A. Bates
Notary Public

NELDA BATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-22-88

TRANSFERRED

FEB 28 1986

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

Special Warranty/MF12

MARYLAND FARMS - 78-063
CENTRAL PARK AREA



PROPERTY DESCRIPTION

A tract of land in the Fifteenth Civil District of Williamson County and the First Civil District of Davidson County, in the City of Brentwood, Tennessee and being more fully described as follows.

Beginning at the southerly end of the southeasterly return curve at the intersection of Maryland Way and Westpark Drive of record as Maryland Farms, Section 3, Plat Book 8, page 9, R.O.W.C., Tennessee and proceeding:

1. With the easterly right-of-way line of Westpark Drive (a 90-foot road) and a 50-foot radius curve to the right an arc distance of 75.18 feet, having a chord bearing and distance of N 22° 00' 50" W 68.30 feet to a set iron pin; thence,

2. With a 1139.72-foot radius curve to the left, an arc distance of 353.71 feet, having a chord bearing and distance of N 12° 10' 11" E 352.29 feet to a set iron pin; thence,

3. N 03° 16' 45" E 210.00 feet to a set iron pin; thence,

4. With a 430.00-foot radius curve to the right, an arc distance of 362.11 feet, having a chord bearing and distance of N 27° 24' 14" E 351.50 feet to an existing iron pin; thence,

5. With a 472.72-foot radius curve to the left, an arc distance of 316.26 feet, having a chord bearing and distance of N 32° 21' 45" E 310.39 feet to an existing iron pin located on the Davidson and Williamson County line; thence,

6. With said county line, S 86° 11' 08" E 5.07 feet to a set iron pin; thence,

7. Leaving said county line and proceeding along easterly right-of-way line of Westpark Drive with a 477.72-foot radius curve to the left, an arc distance of 59.10 feet, having a chord bearing and distance of N 09° 33' 12" E 59.06 feet to a set iron pin; thence,

8. N 47° 49' 51" E 51.85 feet to a set iron pin located on the southerly right-of-way line of Old Hickory Boulevard (a 120-foot road); thence,

9. With said southerly right-of-way line, S 88° 11' 22" E 745.84 feet to a set iron pin; thence,

10. Leaving said right-of-way line and with the westerly property line of Maryland Farms Associates as recorded in Deed Book 5660, page 759, R.O.D.C., Tennessee, S 03° 36' 14" W 123.13 feet to an existing iron pin, said iron pin being located on the Davidson and Williamson County line and also being the northwesterly property corner of Andrews Cadillac as recorded in Plat Book 9, page 7, R.O.W.C., Tennessee; thence,

11. With the westerly property line of Andrews Cadillac, S 03° 36' 17" W 100.86 feet to an existing iron pin; thence,

12. S 10° 18' 21" W 150.00 feet to an existing iron pin, said iron pin being the southwesterly property corner of Andrews Cadillac; thence,

13. With the southerly line of Andrews Cadillac, with a 2000-foot radius curve to the right, an arc distance of 150.34 feet, having a chord bearing and distance of S 77° 32' 28" E 150.30 feet to an existing iron pin; thence,

14. With a 650-foot radius curve to the right, an arc distance of 253.34 feet, having a chord bearing and distance of S 64° 13' 19" E 251.74 feet to an existing iron pin; thence,

ROW 577 PG 685

15. With a 650-foot radius curve to the right, an arc distance of 142.63 feet, having a chord bearing and distance of S 46° 46' 06" E 142.35 feet to a set iron pin located on the northwesterly end of a return curve of Cadillac Drive (a 60-foot road) not dedicated at this time; thence,

16. Crossing the end of Cadillac Drive with a 650.00 foot radius curve to the right, an arc distance of 148.90 feet to a set iron pin; said curve has a chord bearing and distance of S 33° 55' 15" E, 148.57 feet; thence,

17. With the westerly property line of Maryland Farms Associates as of record in Deed Book 374, Page 577-585, R.O.W.C., Tennessee with a 650.00 foot radius curve to the right an arc distance of 185.90 feet to a set iron pin said curve has a chord bearing and distance of S 19° 09' 59" E, 185.26 feet; thence,

18. With a 566.32 foot radius curve to the right, an arc distance of 66.61 feet to a set iron pin, said curve has a chord bearing and distance of S 07° 36' 10" E, 66.56 feet; thence,

19. With a 566.32 foot radius curve to the right, an arc distance of 104.84 feet to a set iron pin located in the northerly property line of Kusan, Inc. as of record in Deed book 400, Page 761 and Deed Book 402, Page 739, R.O.W.C., Tennessee, said curve has a chord bearing and distance of S 01° 04' 13" W, 104.69 feet; thence,

20. With the northerly property line of Kusan, Inc. N 86° 43' 12" W, 126.59 feet to an existing iron pin, said iron pin being the northwesterly property corner of Kusan, Inc.; thence,

21. With the westerly property line of said Kusan Lot, S 11° 07' 47" E 262.56 feet to an existing iron pin, said iron pin being the northeasterly property corner of Maryland Farms, section 27, as recorded in Plat Book 10, page 5, R.O.W.C., Tennessee; thence,

22. With said northerly property line, S 86° 12' 18" W 335.65 feet to an existing iron pin, said iron pin being the northwesterly property corner of Maryland Farms, Section 27; thence,

23. With Maryland Farms, Section 27 westerly property line, S 03° 47' 42" E 399.35 feet to an existing iron pin located on the northerly right-of-way line of Maryland Way; thence,

24. Proceeding along Maryland Way with an 884.30-foot radius curve to the right, an arc distance of 342.11 feet, having a chord bearing and distance of N 82° 42' 43" W 339.98 feet to a set iron pin; thence,

25. N 72° 40' 19" W 549.28 feet to a set iron pin; thence,

26. With an 845.93-foot radius curve to the right, an arc distance of 182.28 feet, having a chord bearing and distance of N 65° 27' 22" W 181.92 feet to a set iron pin; thence,

27 N 59° 17' 00" W 280.00 feet to a set iron pin; thence,

28. With a 1364.64-foot radius curve to the left, an arc distance of 138.26 feet, having a chord bearing and distance of N 62° 11' 05" W 138.20 feet to the point of beginning.

Tract contains 50.33 acres, more or less.

Note Book 37 Page 301
Record Book 577 Page 682
State Tax 1045.20 Fee 50 Recording 16.00
Rec. No. 4957 Total Pd. 1061.70

WILLIAMSON COUNTY
STATE OF TENNESSEE
J.D. BENNETT, JR.
REGISTER OF DEEDS
1986 FEB 27 PM 1:03