KBSRE00028 06/02/86

File

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map Parcel Number(s)
Howard C. Adams 1717 West End Ave Nashville, TN 37203	Same	Map 133-15 Parcel 143

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, Mike Clark Development Company, a Tennessee general partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Howard C. Adams, ("Grantee"), his heirs, personal representatives, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all easements, rights, and rights-of-way appurtenant thereto, including, but not limited to, those rights and easements benefiting the hereinabove described property set forth in that certain Declaration of Easements and Restrictions of record in Book 6129, page 163, Register's Office for Davidson County, Tennessee (all of the foregoing being herein referred to as the "Property").

Said property is unencumbered except as follows:

1. Taxes for 1986, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of Elysian Plaza of record in Book 5200, page 502, said Register's Office.

3. Declaration of Reciprocal Easements and Restrictions of record in Book 6129, page 163, said Register's Office.

4. Easement granted Southern Bell Telephone and Telegraph Company by grants from A. P. Mays and wife of record in Book 1298, page 488, said Register's Office.

5. Unrecorded agreement to grant an easement to Nashville Electric Service, dated November 14, 1985, for use for electrical power transmission lines.

6. Any lien, filed or unfiled, for materials, supplies, or labor supplied or performed on the Property, contracted for by Grantee, either directly or through one or more contractors or subcontractors.

7. All governmental laws and ordinances affecting the Property.

8. Agreement to execute a reciprocal easement agreement as set forth in deed from F. Compton Wallace, et al, to Michael H. Clark of record in Book 6128, page 961, 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 Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as set forth herein. Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 4th day of June, 1986.

MIKE CLARK DEVELOPMENT COMPANY

By: Michael H. Clark
Michael H. Clark, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.

Howard C Adams
Affiant

Sworn to and subscribed before me this 4th day of June, 1986.

Buford Marshall Greene
Notary Public

My Commission Expires:

July 25, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael H. Clark with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Mike Clark Development Company the within named bargainor, a general partnership, and that he as such partner having the authority so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office, in Nashville Davidson County, Tennessee, this 4th day of June, 1986.

Ruth B. Sum
Notary Public

My Commission Expires:

3/8/89

"EXHIBIT A"

Being a tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Tract No. 1 of Elysian Plaza, as of record in Plat Book 5200, page 602, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point located on the westerly right-of-way margin of Nolensville Pike, said point being located 608.12 feet in a northerly direction along the westerly right-of-way margin of Nolensville Pike from said margin's intersection with the centerline of Welshwood Drive, as recorded in the Revised Plan of Welshwood Park in Plat Book 4300, page 6, Register's Office for Davidson County, Tennessee; thence leaving the westerly right-of-way margin of Nolensville Pike and following the northerly boundary of Welshwood Park, Section II, as of record in Plat Book 4715, page 55, Register's Office for Davidson County, Tennessee, South 76 deg. 18' 04" West a distance of 150.00 feet to a point; thence following new lines through a portion of Reserve Parcel O of the Revised Plan of Welshwood Park, of record in Plat Book 4300, page 6, Register's Office for Davidson County, Tennessee, and the Mary Hicks Proctor Property, as of record in Book 3886, page 399, Register's Office for Davidson County, Tennessee, South 71 deg. 38' 34" West a distance of 68.00 feet to a point; thence North 20 deg. 52' 49" West a distance of 168.00 feet to a point; thence North 49 deg. 58' 12" East a distance of 19.05 feet to a point; thence North 68 deg. 19' 27" East a distance of 186.16 feet to a point, located in the westerly right-of-way margin of Nolensville Pike; thence following said Pike's margin and a curve to the right, having a central angle of 4 deg. 18' 57" right, a radius of 1977.14 feet for an arc distance of 148.93 feet to an iron pin; thence with a curve to the right having a central angle of 0 deg. 53' 04" right, a radius of 3255.80 feet for an arc distance of 50.26 feet to the point of beginning.

Tract contains 39,175 square feet or 0.90 acres, more or less.

Being the same property conveyed to Mike Clark Development Company from Michael H. Clark by Quitclaim Deed of record in Book 6876, page 909, said Register's Office.

07188

IDENTIFI REFERENCE

JUN 4 11 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6876 PAGE 915

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

500000.00- CONT.
1300.00 CSTAX
.50 PRFE
9.00 MOSCD
CHECK 1309.50-
1502A06/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.188

IDENTIFICATION REFERENCE

JUN 4 11 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255166