SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
		Part of
Hillsboro Developers, Inc.	Same	86-251
5201 Maryland Way		
Brentwood, TN 37027	Mortgagee:	
	Williamson County Bank	
	Public Square	
	Franklin, Tennessee 37064	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $247,227.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 1986.

Notary Public

My Commission Expires: 12/5/88

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Nov 3 4 04 PM '86
IDENTIFICATION REFERENCE
59588

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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 do 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:

Lots 2 and 3 located in Davidson County, Tennessee, as shown on the Plan of Section One of Central Pike Commercial Planned Unit Development, of record in Book 6200, page 386, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

LOT TWO

Beginning at a point situated in the southerly margin of Central Court, said point being the northeast corner of Lot One and the northwest corner of the property herein described;

Thence, with the easterly margin of Central Court, around a curve to the left having a central angle of 145°42'04", a radius of 50.00 feet, a total length of 127.15 feet to a point;

Thence, around a curve to the right, having a central angle of 43°45'42", a radius of 40.00 feet, a total length of 30.55 feet to a point.

Thence, N 01°53'03" W, a distance of 205.62 feet to a point;

Thence, around a curve to the right, having a central angle of 88°50'41", a radius of 25.00 feet, a total length of 38.77 feet to a point situated in the southerly margin of Central Pike;

Thence, around a curve to the left, having a central angle of 6°32'07", a radius of 1076.74 feet, a total length of 122.82 feet to a point;

Thence, leaving Central Pike, S 02°41'30" E, a distance of 612.00 feet to a point situated in the northerly margin on Interstate 40;

Thence, with the Northerly right-of-way of Interstate 40, S 89°43'22" W, a distance of 76.66 feet to a point;

Thence, N 81°53'51" W, a distance of 116.00 feet to a point;

Thence, leaving said right-of-way, N 01°53'03" W, a distance of 237.76 feet to the point of beginning and containing 2.24 acres of land more or less.

LOT THREE

Beginning at a point situated in the westerly margin of Central Court, said point being the most easterly common corner between Lots One and Three;

Thence, with the westerly margin of Central Court, around a curve to the right having a central angle of 41°48'11", a radius of 50.00 feet, and a total length of 36.48 feet to a point;

Thence, around a curve to the left having a central angle of 43°45'42", a radius of 40.00 feet, a total length of 30.55 feet to a point;

Thence, N 01°53'03" W, a distance of 202.62 feet to a point;

Thence, around a curve to the left having a central angle of 85°58'06", a radius of 25.00 feet, a total length of 37.51 feet to a point situated in the southerly margin of Central Pike;

Thence, around a curve to the right having a central angle of 3°36'09", a radius of 1076.74 feet, a total length of 67.70 feet to a point;

Thence, N 84°20'57" W, a distance of 61.83 feet to a point;

Thence, S 00°42'00" E, a distance of 304.13 feet to a point;

Thence, S 89°55'47" E, a distance of 133.27 feet to the point of beginning and containing 1.04 acres of land more or less.

Said Lots 2 and 3 being a portion of the property conveyed to Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin, by Deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 6572, page 160, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1986 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.

5. Lack of direct access to I-40 from the premises, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3368, page 407, Register's Office for said County.

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 successors and assigns, 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 successors and assigns against the lawful claims of all persons claiming by, through or under them.

WITNESS our hands this 27th day of October, 1986.

Hillsboro Property Management Co., Inc.

By: Gary Waller, Pres.

Linda F. Heflin

Linda F. Heflin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 27th day of October, 1986.

Notary Public

My Commission Expires: 12/5/88

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 Nashville, Tennessee, this 27th day of October, 1986.

Notary Public

My Commission Expires: 12/5/88

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

RECEIVED OF _____

FOR _____

BOOK 7029 PAGE 467

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

247207.00- CAMT.
692.16 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 701.66-
187241 /03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59588

IDENTIFT REFERENCE

Nov 3 4 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07950