BOOK 7043 PAGE 274

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

GRANTOR: MASSEY & WARD INVESTMENTS, INC.
GRANTEE: MARYLAND FARMS DEVELOPERS, LTD.,
A Tennessee General Partnership

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General Property Reference:

Address New Owner(s)
MARYLAND FARMS DEVELOPERS, LTD.
Unit C-22 229 Ward Circle
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Nos.
Map 159
Par 218 ac

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Will Ogilvie
Affiant

SUBSCRIBED AND SWORN to before me, this 14th day of November, 1986.

Nelda C. Bates
Notary Public

My Commission Expires: ~~3/29/89~~ 11-22-88

FOR AND IN CONSIDERATION of the sum of ONE MILLION DOLLARS ($1,000,000) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

GRANTOR: MASSEY & WARD INVESTMENTS, INC. does transfer and convey unto GRANTEE: MARYLAND FARMS DEVELOPERS, LTD., A Tennessee Limited Partnership its successors and assigns, certain tracts of land in Williamson County, (Tract A) and Davidson County (Tract B), State of Tennessee more particularly described as follows: to-wit:

See Exhibit "1" attached hereto and incorporated by specific reference; Tract A being 4.01 acres in Williamson County, Tennessee, Tract B being .70 acres in Davidson County, Tennessee; both tracts being a portion of the property conveyed to the Grantor by deeds of record in Deed Book 6147, Page 634, Register's Office of Davidson County, Tennessee and Deed Book 457, Page 308, Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with any and all improvements and appurtenances thereon belonging unto the said GRANTEE his heirs and assigns forever. BOOK 7043 PAGE 275

GRANTOR does covenant with GRANTEE, that it is lawfully seized and possessed of said property in fee simple, has good and lawful right to convey same; and same is unencumbered; except for easements as set forth in the Plat of record in the Final Plat, Section 9 of Maryland Farms as recorded in Plat Book 8, Page 131 Register's Office of Williamson County, Tennessee.

GRANTOR further covenants and binds itself, its heirs, successors and assigns to forever warrant and defend the title to said property unto the said GRANTEE its heirs and assigns against the lawful claims and demands of all persons claiming under it.

Property taxes for the year 1986 shall be pro rated as of the date of Deed.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 14th day of November, 1986.

64427

IDENTIFICATION REFERENCE
Nov 18 1 53 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MASSEY & WARD INVESTMENTS, INC.

BY: KENNETH R. LARISH, President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KENNETH R. LARISH, the within-named bargainor, 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 President of MASSEY & WARD INVESTMENTS, INC., the within-named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

WITNESS my hand and seal, at office in Williamson County, Tennessee, this 14th day of November, 1986.

Notary Public

My Commission Expires: ~~3/29/89~~ 11-22-88

HARPETH III/mf12

Exhibit 1
Special Warranty Deed

78-063

PROPERTY DESCRIPTION

HARPETH-ON-THE-GREEN PHASE 3

TRACT A (WILLIAMSON COUNTY PORTION)

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Being a tract of land in the 15th Civil District of Williamson County, Brentwood, Tennessee and being known as Lot 16-C as recorded by the Final Plat of Maryland Farms - Section 9 in Plat Book 8, Page 131, R.O.W.C., Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Westpark Drive, a 90-foot wide road, as recorded by the Final Plat of Maryland Farms - Section 3 in Book 8, Page 9, R.O.W.C., Tennessee; said pin being 276.99 feet along said right-of-way line northwardly and eastwardly of the easterly common property corner of Lot 16-B as recorded by the Final Plat of Maryland Farms - Section 9 and Lot No. 8 as recorded by the Final Plat of Maryland Farms - Section 3 in Book 8, Page 9, R.O.W.C., Tennessee; said pin also being the northeasterly property corner of Lot No. 16-B; thence,

1. Leaving said right-of-way line with the northerly property line of said Lot No. 16-B N56°23'51"W, 90.28 feet to an existing iron pin; thence,

2. N86°17'00"W, 161.02 feet to an existing P.K. nail; thence,

3. With a 12-foot radius curve to the left a distance of 13.69 feet to an existing P.K. nail; said curve has a chord bearing and distance N53°35'44"W, 12.96 feet; thence,

4. N86°17'00"W, 172.50 feet to an existing iron pine; thence,

5. S3°43'00"W, 34.00 feet to an existing iron pin; thence,

6. N86°17'00"W, 320.50 feet to an existing iron pin; thence,

7. S3°43'00"W, 62.96 feet to an existing iron pin; said pin being on the northerly property line of Lot No. 17 as recorded by the Final Plat of Maryland Farms - Section 10 in Book 8, Page 71, R.O.W.C., Tennessee; thence,

8. With the northerly property line of Lot No. 17 N85°57'00"W, 62.66 feet to an existing iron pin; thence,

9. N4°03'00"E, 396.52 feet to an existing iron pin on the Davidson/Williamson County Line; said pin being the northwesterly property corner of the herein described tract; thence,

10. With said County Line S86°06'46"E, 490.36 feet to an existing iron pin; said pin being the northwesterly property corner of Lot No. 16-A; thence,

11. With the westerly property line of Lot No. 16-A S3°43'00"W, 29.45 feet to a point; thence,

12. N86°17'00"W, 9.50 feet to a point; thence,

13. S3°43'00"W, 62.00 feet to a point; thence,

14. S86°17'00"E, 0.50 feet to a point; thence,

15. S3°43'00"W, 62.00 feet to a point; thence,

16. N86°17'00"W, 0.50 feet to a point; thence,

17. S3°43'00"W, 107.00 feet to a point; thence,

18. S86°17'00"E, 91.00 feet to a point; thence,

19. S3°43'00"W, 7.00 feet to a point; thence,

20. S86°17'00"E, 163.57 feet to a point; thence,

21. S56°23'51"E, 100.42 feet to an existing iron pin on the westerly right-of-way line of said Westpark Drive; thence,

22. With said right-of-way line in a southwardly and westwardly direction with a 520.00-foot radius curve to the left, a distance of 38.01 feet to the point of beginning; said curve has a chord bearing and distance S33°36'09"W, 38.00 feet and containing 4.01 acres, more or less.

Being a portion of the same property conveyed to Massey & Ward Investments, Inc. from James M. Ward as recorded in Deed Book 457, Page 308, R.O.W.C., Tennessee and Deed Book 6147, Page 634, R.O.D.C., Tennessee.

78-063

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PROPERTY DESCRIPTION

HARPETH-ON-THE-GREEN PHASE 3

TRACT B (DAVIDSON COUNTY PORTION)

Being a tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more fully described as follows:

Beginning at an existing iron pin at the northerly common property corner of Lots No. 16-A and 16-C as recorded by the Final Plat of Maryland Farms - Section 9 in Book 8, Page 131, R.O.W.C., Tennessee; said point also being located on the Davidson-Williamson County Line; thence,

1. With the northerly property line of Lot 16-C and said County Line N86°06'46"W, 490.36 feet to an existing iron pin; thence,

2. Leaving said County Line N4°03'00"E, 53.48 feet to a point on the southerly right-of-way line of Old Hickory Boulevard, a 120-foot wide road, as recorded by the Right-Of-Way Dedication Plat in Book 5200, Page 480, R.O.D.C., Tennesse; thence,

3. With the southerly right-of-way line of said road S88°11'57"E, 490.32 feet to a point; thence,

4. Leaving said right-of-way line S3°43'00"W, 71.33 feet to the point of beginning and containing 0.70 acres, more or less.

Being a portion of the same property conveyed to Massey & Ward Investments, Inc. from James M. Ward as recorded in Deed Book 457, Page 308, R.O.W.C., Tennessee and Deed Book 6147, Page 634, R.O.D.C., Tennessee.

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.

1986 NOV 18 PM 12:47

Note Book 39 Page 342
Record Book 628 Page 21
State Tax 2800.00 Fee .50 Recording 20.00
Rec. No. 3284 Total Pd. 2820.50