JONES/HICKORY CENTER
JMB:rg
032587

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:
Hickory Center Joint Venture
c/o Chris C. Pardue
Suite 205
4535 Harding Road
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
75-13-247

MORTGAGEE:
Jones, Jr.
P.O. Box 140196
Nashville, TN 37214

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, paid by HICKORY CENTER JOINT VENTURE, a Tennessee joint venture, hereinafter referred to as "Grantee," ARTHUR JONES, JR., hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3-B, Revised, Resubdivision Commercial Area #4, Hermitage Hills as of record in Book 4715, Page 5, in the Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly right-of-way of Lebanon Road; U.S. 70 Highway; said point being 7.16 feet more or less, north from the center line of Bonnaspring Drive; thence with said right-of-way being on a curve to the left having a radius of 3,855.00 feet, and in a southerly direction 119.00 feet to an iron pipe at the end of said curve; thence South 18 deg. 12' West, 31.00 feet to an iron pin; thence leaving said right-of-way North 71 deg. 48' West, 200.00 feet to an iron pin; thence North 18 deg. 12' East, 156.52 feet to an iron pin; thence South 70 deg. 00 East 201.92 feet to the point of beginning.

Being the same property conveyed to Arthur Jones, Jr. by deed from George W. Jones, Jr. of record in Book 4912, Page 745, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Chris Pardue
AFFIANT

Subscribed and sworn to before me this 31st day of March, 1987.

Kenneth P. Egdorf
NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property known as 4028-4038 Lebanon Road, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its heirs and assigns, forever, Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) ad valorem taxes for calendar year 1987, which have been prorated and assumed by Grantee, and (ii) recorded Plan of record in Book 4715, Page 5, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

JEAN JONES, spouse of Grantor, joins in this instrument to convey whatever marital rights, if any, she may have in the real property, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 31st day of March, 1987.

ARTHUR JONES, JR.

JEAN JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, John M. Baird, a Notary Public in and for said County and State, the within named ARTHUR JONES, JR. and spouse, JEAN JONES, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of March, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

0 9 7 9 9

IDENTIFICATION REFERENCE

MAR 31 3 29 PM '87

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7187 PAGE 88

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

450000.00- CAMT
1260.00 CSTAX
.50 PRFE
6.00 WDF D
CHECK 1266.50-
0667A03/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 7. 9 9.

IDENTIFICATION REFERENCE

MAR 31 3 29 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 63642