Box 6
MDC

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
3305 West End Avenue
Nashville, TN 37203
(615) 383-3345

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.
Hardscuffle Associates 3100 West End Avenue Suite 800 Nashville, TN 37203	New Owner	Map 171 Parcels 32, 33, 34, 35, 36, 37, 38, 39 and 40

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, the receipt of which is hereby acknowledged, HARDSCUFFLE JOINT VENTURE, a Tennessee joint venture ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto HARDSCUFFLE ASSOCIATES, a Tennessee joint venture ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A BY THIS REFERENCE INCORPORATED HEREIN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-90

This property is unimproved.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estates, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor further covenants and binds himself, its successors 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; provided, however, this conveyance is subject to the following:

1. Taxes for the year 1987, which have been pro rated.

47609

IDENTIFICATION REFERENCE

JUL 21 10 35 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

2. Restriction appearing in Deed of record in Book 6893, Page 639, and rerecorded in Book 6938, Page 736, Register's Office for Davidson County, Tennessee, with regard to a small graveyard on Parcel 32, which cannot be disturbed and which must be used as open or green space, leaving the trees and grass.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21st day of July, 1987.

GRANTOR:

HARDSCUFFLE JOINT VENTURE, a Tennessee Joint Venture

BY: Robert G. Lakins, ~~Partner~~ Joint Venturer
Robert G. Lakins, Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debra M Brand, a Notary Public in and for said County and State, ROBERT G. LAKINS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a joint venturer of Hardscuffle Joint Venture, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as joint venturer.

Witness my hand, at office, this 21st day of July, 1987.

Debra M Brand
Notary Public

My Commission Expires:
5-13-90

Being part of 22.8 acre tract of land in the 2nd Civil District of Davidson County, Tennessee, as shown on the map of Martha Marr Subdivision of the Dodson lands at Brentwood, as of record in Book 421, page 33, Register's Office of Davidson County, Tennessee, and more particularly described according to a Boundary line Survey by CESP, Inc., dated June 18, 1986, revised July 20, 1987, by metes and bounds as follows:

Beginning at an iron pin (set) in the North margin of Church Street East, said pin being 64 feet east of the southeast corner of Lot 10 of said subdivision, approximately 1380 feet East of the centerline of Wilson Pike, also being the Southwest corner of the herein described tract and the Southeast corner of Joe W. Hendricks as described in Book 3255, page 215, R.O.D.C.T.;

Thence, with the line of Hendricks North 02 degrees 14 minutes 21 seconds East, 676.44 feet to an iron pin (found), said pin being a corner to Hendricks and in the line of Brentwood Highlands, Ltd., as recorded in Book 6542, page 458, R.O.D.C.T.;

Thence, with the line of Brentwood Highlands, Ltd. South 89 degrees 04 minutes 10 seconds East, 152.28 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 87 degrees 12 minutes 13 seconds East 65.14 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 88 degrees 10 minutes 40 seconds East, 253.58 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands, Ltd. South 87 degrees 16 minutes 19 seconds East, 62.80 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands Ltd. South 87 degrees 51 minutes 38 seconds East, 294.86 feet to an iron pin (found);

Thence, with the line of Brentwood Highlands Ltd. South 87 degrees 53 minutes 18 seconds East, 114.91 feet to an iron pin (found), said pin being the Northwest corner of Robert J. Hutcheson as described in Book 5134, page 370, R.O.D.C.T.;

Thence, with the line of Hutcheson South 03 degrees 21 minutes 57 seconds West, 678.66 feet to an iron pin (set) in the North margin of Church Street East;

Thence, along the North margin of Church Street East North 87 degrees 21 minutes 50 seconds West, 430.99 feet to an iron pin (set);

Thence, along the North margin of Church Street East North 88 degrees 25 minutes 45 seconds West, 499.23 feet to the point of beginning, and containing 14.55 acres.

Being the same property conveyed to Hardscuffle Joint Venture by deeds of record in Book 6892, page 543, Book 6893, page 642, and Book 6893, page 639, as re-recorded in Book 6938, page 736, Book 6894, page 445, and Book 6897, page 265, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7301 PAGE 931

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
		CONV. 2,000,000.00		

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47609

IDENTIFICATION REFERENCE

JUL 21 [illegible] AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106141