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This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$770,000.00.**

Jack N. Dalton
Affiant

Subscribed and sworn to before me this 14th day of August, 1987.

Notary Public

My commission expires: 4-12-91

5738.6

IDENTIFICATION REFERENCE

AUG 19 3 05 PM '87

DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map and Parcel Nos.
Dalton Development Corporation **Post Office Box 120538** **Nashville, Tennessee 37212**	**NEW OWNER**	**Map 163** **Parcel 73** **5DU-35046**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANBURY CORPORATION, a Georgia corporation** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **DALTON DEVELOPMENT CORPORATION** (the "Grantee"), its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cedar Pointe, of record in Plan Book 6250, page 475, Register's Office for Davidson County, Tennessee.
>
> Including in said description but excluded therefrom is that property that was conveyed from Sanbury Corporation, a Georgia Corporation to Cedar Pointe Properties, Ltd., a Georgia limited partnership, of record in Book 6747, page 392, Register's Office for Davidson County, Tennesese.
>
> Being part of the same property conveyed to Sanbury Corporation, a Georgia corporation, by deed from USI PROPERTIES, CORP., a Deleware corporation, of record in Book 6420, page 3, Register's Office for said County, and being part of the property conveyed to Sanbury Corporation, a Georgia corporation, by Quitclaim Deed from USI PROPERTIES CORP., a Deleware corporation, of record in Book 6424, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year which have been prorated between the parties and assumed by the Grantee herein, together with taxes for subsequent years. This conveyance is further subject to the following:

1. Storm Water Detention Agreement by and between Sanbury Corporation and The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6737, page 407, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 7181, page 162, said Register's Office.

3. The Plan of record in Book 6250, page 475, said Register's Office.

4. Sewer easement granted to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4264, page 899, said Register's Office.

5. The above real estate abutts I-24 which is a controlled access highway and therefore the real estate conveyed herein has no right of ingress and egress to said highway.

6. Unrecorded leases, including but not limited to, National Advertising Company.

7. Easement for flow of Collins Creek.

8. Survey by Ragan-Smith-Murphy & Associates, Inc., dated November 1, 1984, shows an old wire fence billboard, power and telephone line overhangs and approximate location of 100 year old flood line.

This is unimproved property known as: acreage on Bell Road, Nashville, Tennessee

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.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further.

WITNESS its hand on this the 19 day of August, 1987.

SANBURY CORPORATION

By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sanbury Snow, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of August, 1987.

_____
NOTARY PUBLIC

My commission expires: 4-17-88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			770000.00-	CAMT.
			2156.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	2162.50-
			337BA08/19/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57386

IDENTIFI REFERENCE

AUG 19 3 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07264