BOOK 7441 PAGE 764

FROM: McDOWELL DEVELOPMENT CORPORATION, a TN corporation
TO: HICKORY HILLS, LTD., a TN limited partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Mortgagee:	Map-Parcel No.
Hickory Hills, Ltd. c/o Landmark Capital Corporation 222 Third Avenue North Suite 420 Nashville, Tennessee 37201	Third National Bank in Nashville 201 Fourth Ave., North Nashville, TN 37219	40-63 40-66 40-67 41-29 Part of Map 40, parcel 64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $322,626.57.

Affiant

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

Notary Public

My Comm. Expires: 11/12/90

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, MCDOWELL DEVELOPMENT CORPORATION, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto HICKORY HILLS, LTD., a Tennessee limited partnership, hereinafter called the GRANTEE, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, fully described in attached Exhibit A, which is hereby incorporated by reference as fully as if copied herein.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially that the Property is unencumbered as made or suffered by GRANTOR or persons under GRANTOR (except as shown in attached Exhibit A) and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above or in attached Exhibit A), but not further or otherwise. 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.

95030

IDENTIFICATION REFERENCE

JAN 4 10 31 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

5212 01/04 0101 03CHECK 918.78

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 31st day of December, 1987.

MCDOWELL DEVELOPMENT CORPORATION,
a Tennessee corporation

By: P.R.B. Prasad

P.R.B. Prasad

Its: Vice President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, P.R.B. Prasad the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P.R.B. Prasad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of December, 1987.

John R. Hayes
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/12/90

PFK204:12/28/87
MEC002-053

TRACT I

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Interstate 24 North, being south of Old Hickory Boulevard, and being more particularly described as follows:

BEGINNING at a highway right-of-way monument in the westerly margin of I-24, said monument being at the terminus of a frontage road along the southwesterly ramp of the Old Hickory Boulevard interchange;

THENCE, along said I-24 right-of-way S66°08' E, 35.06 feet to a right-of-way monument;

THENCE, continuing with said I-24 right-of-way, S 47° 14' E, 293.44 feet to a right-of-way monument;

THENCE, S 34° 17' E, 1277.64 feet to a right-of-way monument;

THENCE, S 15° 50' E, 158.10 feet to a right-of-way monument;

THENCE, S 43° 22' E, 253.20 feet to a right-of-way monument;

THENCE, S 33° 57' E, 197.20 feet to a point;

THENCE, with a curve to the right, having a central angle of 9° 00', a radius of 5569.6 feet and a chord of S 28° 43' 42" E, 873.85 feet to a point for a distance of 874.75 feet to a point;

THENCE, S 24° 33' E, 197.30 feet to a point;

THENCE, S 23° 26' E, 613.39 feet to a right-of-way monument;

THENCE, leaving said right-of-way, with the west line of Television Corporation of Tennessee of record in Book 6199, Page 554, S 03° 22' W, 302.88 feet to an iron pin;

THENCE, with said Television Corporation's north line, N 86° 47' W, 1240.62 feet to an iron pin;

THENCE, N 63° 14' W, 475.23 feet to an axle in the east line of Commerce Union Bank of record in Book 6841, Page 324, R.O.D.C.;

THENCE, N 03° 45' E, 2175.05 feet to an iron pin;

THENCE, N 85° 10' W, 368.27 feet;

THENCE, 01° 26' W, 901.07 feet to a point;

THENCE, N 40° 39' W, 158.93 feet to a highway right-of-way monument in the westerly margin of interstate frontage road;

THENCE, with terminus of said frontage road N 06° 33' E, 73.82 feet to the point of beginning.

Being a portion of the property conveyed to McDowell Development Corporation, a Tennessee corporation, by deed from Z. T. Parrish, Jr. and wife, Mary Elizabeth Parrish, of record in Book 4725, page 462, Register's Office for Davidson County, Tennessee and being the same property conveyed to McDowell Development Corporation by quitclaim deed from Z. T. Parrish, Jr. and wife, Mary Elizabeth Parrish, of record in Book ____, page ____, of said Register's Office, and the same property as being conveyed to McDowell Development Corporation by quitclaim deed from James William Burks, Jr. and Mary Louise Burks Reasonover, as heirs and co-executors of the estate of Nellie Sue Atwood Burks and Robert Erle Burks and John Edward Burks of record in Book ____, page ____, of said Register's Office.

TRACT II

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Interstate 24, being property conveyed to McDowell Development Corporation by deed of record in Book 4725, page 462, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Interstate 24, said pin being southerly 1,870 feet, more or less, from the southerly margin of Old Hickory Boulevard, as measured along said easterly margin; thence, leaving said easterly margin of Interstate 24 with the westerly line of property conveyed to Charles G. Thompson by deed of record in Book 5694, page 472, R.O.D.C. the following calls: S 44° 04' E, 151.00 feet to a point; S 37° 28' E, 280.70 feet to a point; S 49° 23' E, 312.60 feet to a point; S 40° 17' E, 156.40 feet to a point; S 28° 55' E, 439.30 feet to a point; S 38° 36' E, 92.80 feet to a point; S 50° 02' E, 212.60 feet to a point; S 17° 19' W, 340.80 feet to a point; S 03° 44' W, 214.90 feet to a point; S 08° 35' W, 194.90 feet to an iron pin in the easterly margin of Interstate 24; thence, with said easterly margin the following calls: N 44° 21' W, 4.69 feet to a concrete monument; N 23° 11' W, 877.54 feet to a concrete monument; N 24° 18' W, 205.19 feet to a concrete monument; with a curve to the left 693.99 feet to a concrete monument, said curve having a central angle of 09° 57' 14", a radius of 3,994.70 feet, a tangent of 347.87 feet and a chord of N 29° 32' 57" W, 693.11 feet; N 18° 36' W, 401.17 feet to the point of beginning.

Being a portion of the property conveyed to McDowell Development Corporation, a Tennessee corporation, by deed from Z. T. Parrish, Jr. and wife, Mary Elizabeth Parrish, of record in Book 4725, page 462, Register's Office for Davidson County, Tennessee.

The property is being conveyed subject to the following exceptions:

1. 1987 Metropolitan Government taxes, which have been prorated and are the responsibility of GRANTEE.

2. Certain reservations for a graveyard together with the right of ingress and egress thereto, as set out in the deed from R. J. Littlepagie to R. J. Hutchinson, et ux, dated April 22, 1871, of record in Book 45, page 17, said Register's Office, and as set out in Chancery Court File No. 71727.

3. Easement for a certain 16-foot right-of-way easement as set out in the deed of record in Book 448, page 352, said Register's Office, and as defined in Chancery Court File No. 71727.

4. Sanitary sewers and/or storm drainage easement and a 20' temporary construction easement conveyed by deed from McDowell Development Corporation, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated January 27, 1977, of record in Book 5141, page 747, said Register's Office.

5. Permanent drainage easements contained in an instrument of record in Book 4512, page 502, said Register's Office.

6. Interstate Highway I-24 is a controlled access highway, and direct access is not permitted.

7. Easement for the flow of any creeks or branches.

8. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

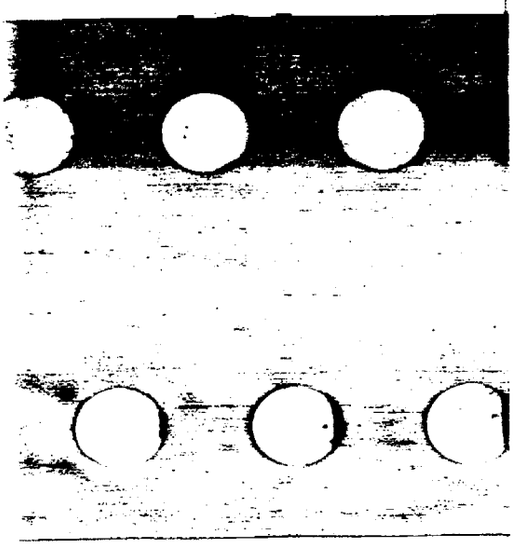
9. Rights of others to that portion of the property embraced within the bounds of any roads and highways.

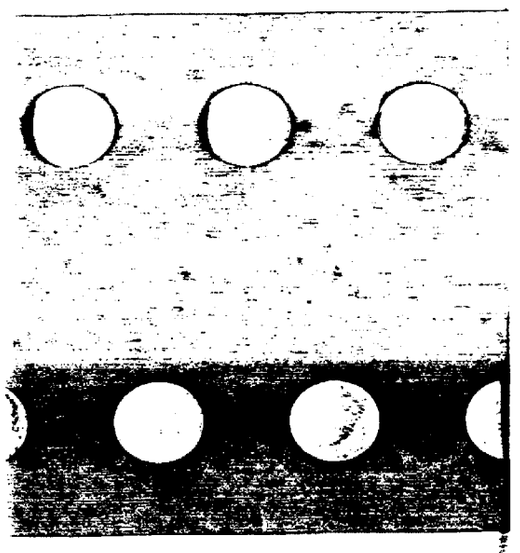
10. All of the terms and conditions as set out in that certain Joint Access Agreement executed by and between McDowell Development Corporation and James William Burks, Jr., Mary Louise Burks Reasonover, John

Edward Burks and Robert Erle Burks dated December 31, 1987, of record in Book ____, page ____, said Register's Office.

11. Lack of access to the subject property. (Applies to Tract II)

12. All of the terms and conditions as set out in that certain Future Easement Agreement executed by and between McDowell Development Corporation and James William Burks, Jr. dated December 31, 1987, of record in Book ___, page ___, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7441 PAGE 769

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 322626.57
				CON TX 903.28
				PRFEE 0.50
				WDEED 15.00
				TOTAL 918.78
				CHECK 918.78
01/04/88	01			10:34 0001 5212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95030

IDENTIFY REFERENCE

JAN 4 10 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 50263