| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Four A, Inc.<br>435 Metroplex Drive<br>Nashville, Tennessee 37211 | Map 134<br>Parcel 258 | Four A, Inc.<br>435 Metroplex Drive<br>Nashville, Tennessee 37211 |

This instrument prepared by: Boult, Cummings, Conners & Berry (JPW)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## SPECIAL WARRANTY DEED

1169 03/01 0101 03CHECK 4638.50

BOOK 7479 PAGE 926

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Richard W. Sorenson, George A. Volkert, Carl H. Vereen, W. Gerald Ezell and J. Benjamin Steele (the "Grantors") have bargained and sold, and by these presents transfer and convey to Four A, Inc. (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions described in Exhibit B which is attached hereto and incorporated herein by this reference.

This is improved property, known as 435 Metroplex Drive, Nashville, Tennessee 37211.

FILED & RECORDED
DAVIDSON COUNTY, TN
MAR 1 9 02 AM '88

IDENTIFICATION REFERENCE

0864.4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Jane P. Ne Wood, attorney for Grantee
Affiant

Subscribed and sworn to before me this 29th day of February, 1988.

Sandra A Ragland
Notary Public
My Commission Expires: 1-21-90

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by them, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under them.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 29th day of February, 1988.

Richard W. Sorenson

George A. Volkert

Carl H. Vereen

W. Gerald Ezell

J. Benjamin Steele

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jean Hamrick, Notary Public, Richard W. Sorenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 1988.

Jean Hamrick
Notary Public

My Commission Expires: Apr 9, 1989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Hamrick, Notary Public, George A. Volkert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 1988.

Susan Hamrick
Notary Public

My Commission Expires: Sept 9, 1989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Hamrick, Notary Public, Carl H. Vereen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 1988.

Susan Hamrick
Notary Public

My Commission Expires: Sept 9, 1989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Hamrick, Notary Public, W. Gerald Ezell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 1988.

Susan Hamrick
Notary Public

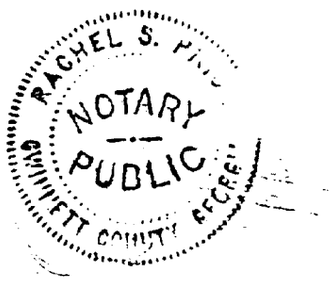
My Commission Expires: Sept 9, 1989

STATE OF GEORGIA

COUNTY OF DeKalb

Personally appeared before me, Rachel S. Price, Notary Public, J. Benjamin Steele, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 1988.




Rachel S Price
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires: Apr 21, 1990

EXHIBIT "A"



Land in Davidson County, Tennessee, being Lot 4 of Metroplex, Section 5, as shown on the Plan of record in Book 5190, page 776, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in a curve in the southerly margin of Metroplex Drive, said point being 951 feet, more or less, northerly from the northerly margin of Harding Place, said point also being 447 feet, more or less, northerly from the northeast corner to Section Four, Metroplex:

Thence, leaving said southerly margin S 02° 16' W, 357.27 feet to a point in the northerly lineof said Section Four, Metroplex, said pointbeing N 88° 55' 50" W, 236.16 feet from the northeast corner of said subdivision;

Thence, with said northerly line N 88° 55' 50" W, 155.00 feet to a monument, the northwest corner to said subdivision;

Thence, S 02° 16' W, 22.40 feet to a monument, the northeast corner to the Resubdivision of Lot No. 2, Harding Place;

Thence, with the northerly line to said Resubdivision N 87° 44' W, 158.66 feet;

Thence, leaving said line at right angles N 02° 16' E, 399.81 feet to said southerly margin of Metroplex Drive;

Thence, at right angles with said margin S 87° 44' E, 213.12 feet to a monument;

Thence, continuing with said margin with a curve to the right having a radius of 307.32 feet, a central angle of 19° 05' 22", a tangent distance of 51.67 feet, a chord of S 78° 11' 19" E, 101.92 feet, with the arc of said curve 102.39 feet to the of beginning.

Containing 121,108 Square feet or 2.78 Acres.±

Being the same property conveyed to Richard W. Sorenson, George A. Volkert, Carl H. Vereen, W. Gerald Ezell and J. Benjamin Steele by deed from PFR, Inc. of record in Book 7479, page 921, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Deed of Trust executed by PFR, Inc. to A. Stuart Campbell, Trustee, dated December 1, 1983, and recorded in Book 6198, page 884, Register's Office for Davidson County, Tennessee, in favor of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, which states that it secures a debt in the principal sum of one million dollars ($1,000,000), payable as specified therein, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt. Said Deed of Trust was assigned to Third National Bank in Nashville by Assignment of record in Book 6198, page 868, said Register's office.

2. Taxes for 1987: Map and Parcel 134-258.

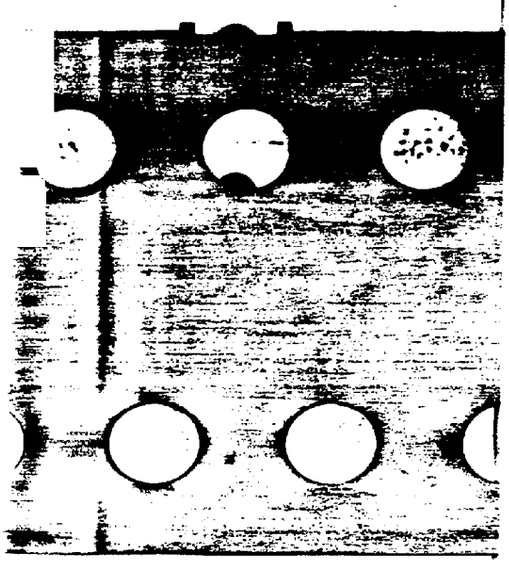
3. Restrictive Covenants contained in instrument of record in Book 5653, page 11, said Register's Office.

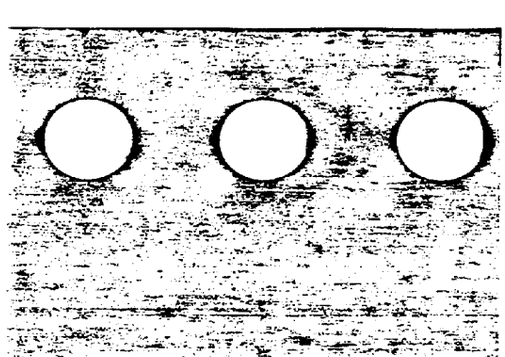
4. Matters shown on the Plan of record in Book 5190, page 776, said Register's Office.

5. Easement 32 feet in width for public utility and drainage purposes extending along the rear line of said lot narrowing to 10 feet in width as the same extends from the westerly to the easterly side of the lot wherein there is included a 20 foot sanitary sewer and drainage easement which appears of record in Book 6112, page 37, said Register's Office, all as shown on the Plan of record in Book 5190, page 776, said Register's Office.

6. Declaration of Restrictive Covenants of record in Book 6171, page 692, said Register's Office.

7. Matters shown on Survey of Barge Waggoner Sumner & Cannon, dated January 26, 1984, reinspected and updated February 1, 1988. (File No. 7556-23).





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7479 PAGE 932

| | | |
|---|---|---|
| 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 1650000.00 |
| | | | | CON TX 4620.00 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 18.00 |
| | | | | TOTAL 4638.50 |
| | | | | CHECK 4638.50 |

03/01/88 01 09:04 0001 1169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.6.4.4.

IDENTIFI REFERENCE

MAR 1 9 02 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 65878