BOX 28

63365

RGDWP153 08/29/88 lwm

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

IDENTIFICATION REFERENCE

AUG 30 4 22 PM '88

DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

2473 08/30 0101 03CHECK 8196.50

BOOK 7640 PAGE 164

Address New Owner	Send Tax Bills To	Map-Parcel Number
The Home Depot, Inc. 2727 Paces Ferry Rd. Atlanta, GA 30339	Same	Map 163 Parcel 73

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, DALTON DEVELOPMENT CORPORATION, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto THE HOME DEPOT, INC., a Delaware corporation ("Grantee"), certain real property in Davidson County, Tennessee (the "Property"), described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Bell Ridge Commons of record in Book 6900, page 751, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Bell Road, said point being westerly 993 feet, more or less, from Cane Ridge Road;

THENCE, with said margin the following calls:

N 89° 17' 06" W, 23.70 feet to a point;

With a curve to the left 75.00 feet to a point, said curve having a central angle of 01° 29' 37", a radius of 2,877.00 feet, a tangent of 37.50 feet, and a chord of S 89° 58' 08" W, 75.00 feet;

S 03° 31' 00" W, 21.10 feet to a point;

S 88° 52' 11" W, 31.89 feet to a point;

With a curve to the left 206.66 feet to a point, said curve having a central angle of 04° 08' 45", a radius of 2,856.00 feet, a tangent of 103.37 feet and a chord of S 86° 28' 37" W, 206.61 feet;

S 84° 18' 14" W, 76.07 feet to a point;

S 81° 52' 00" W, 155.62 feet to a point;.

THENCE, leaving said margin N 07° 54' 04" W, 118.72 feet to a point;

THENCE, N 24° 08' 25" W, 370.01 feet to a point;

THENCE, with a curve to the right 112.27 feet to a point, said curve having a central angle of 29° 49' 59", a radius of 215.62 feet, a tangent of 57.44 feet and a chord of N 09° 13' 25" W, 111.01 feet;

THENCE, N 05° 41' 35" E, 35.00 feet to a point;

THENCE, with a curve to the right 57.91 feet to a point, said curve having a central angle of 75° 29' 58", a radius of 43.95 feet, a tangent of 34.03 feet and a chord of N 43° 26' 34" E, 53.81 feet;

THENCE, N 81° 11' 34" E, 240.86 feet to a point;

THENCE, with a curve to the left 192.77 feet to a point, said curve having a central angle of 45° 36' 57", a radius of 242.13 feet, a tangent of 101.82 feet and a chord of N 58° 23' 02" E, 187.72 feet;

THENCE, with a curve to the right 34.76 feet to a point, said curve having a central angle of 02° 52' 54", a radius of 691.21 feet, a tangent of 17.39 feet and a chord of N 37° 01' 00" E, 34.76 feet;

THENCE, S 14° 24' 45" E, 173.95 feet to a point;

THENCE, S 08° 52' 57" E, 260.00 feet to a point;

THENCE, N 81° 07' 03" E, 160.00 feet to a point;

THENCE, S 08° 52' 57" E, 340.00 feet to the point of beginning.

Containing 364,759 square feet or 8.37 acres, more or less.

Being a portion of the real property conveyed to Grantor by deeds of record in Book 7329, page 766, and Book 7329, page 873, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to Grantee, its 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 on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of August, 1988.

DALTON DEVELOPMENT CORPORATION

By: Jack H. Dalton, Pres.
Jack H. Dalton, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lisa W. Mitchell, a Notary Public, JACK H. DALTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Dalton Development Corporation, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 30th day of August, 1988.

Lisa W. Mitchell
Notary Public

LISA W. MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires Nov. 12, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $2,480,000.00.

Nella S. Hunt
Affiant

Subscribed and sworn to before me, this 30th day of August, 1988.

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
March 11, 1991

EXHIBIT "A"

1. Taxes for the year 1988, a lien but not yet due and payable. Said taxes have been prorated and assumed by Grantee.

2. The survey of Jackie L. Dillehay, October 28, 1987, last revised April 1, 1988 and Surveyor's Report dated June 28, 1988, Project No. 469.00 shows, among other things:

   a. An area along Bell Road in the southwest portion of the Property is designated as future right-of-way for the widening of Bell Road. To the extent that any of the area designated as future right-of-way for the widening of Bell Road is included within the Property, it is conveyed by Grantor to Grantee without any warranty whatsoever.

   b. A fence crossing the Property from north to south.

3. Matters shown on the Plan of Bell Ridge Commons of record in Book 6900, page 751, Register's Office for Davidson County, Tennessee.