36213

FF 60

This Instrument Prepared By:

Gordon & Bottorff, P.C. (CPC)
5201 Maryland Way
Brentwood, Tennessee 37027

MAY 25 4 09 PM '89

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SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel:
BL, LTD. Suite 203 111 Westwood Place Brentwood, TN 37027	New Owner	BOOK 7850 PAGE 110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

9.00

The actual consideration or value, whichever is greater, for this transfer is $ 40,178.08 .

Affiant

SUBSCRIBED TO AND SWORN TO before me the 17th day of May, 1989.

Notary Public

My Commission Expires: 12-28-92

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES M. WARD (the "GRANTOR") does hereby bargain, sell, transfer and convey to BL, LTD., a Tennessee limited partnership (the "GRANTEE"), a certain tract or parcel of land in the City of Brentwood, in the Fifteenth Civil District of Williamson County, Tennessee, and partly in the Second Civil District of Davidson County, Tennessee, being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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.

GRANTOR covenants that he is lawfully seized and possessed of said property in fee simple, that he has a good and lawful right to sell and convey the same, that it is free and unencumbered, except for (1) the lien for 1989 real property taxes which are assumed by the GRANTEE, (2) Declaration of Protective Covenants for Maryland Farms of record in Book 635, page 680, Register's Office, Williamson County, Tennessee, (3) Plat of Section 41, Lot 49, Maryland Farms, of record in Plat Book 12, Page 140, Register's Office for Williamson County, Tennessee; and that he will defend the title to said property unto the said GRANTEE, its successors and assigns, against the lawful claims and demands of all persons claiming under GRANTOR.

The undersigned, MARY JANE WARD, wife of GRANTOR, joins in this Deed for the purpose of conveying any interest which she might have in said property.

WITNESS our hands this 17th day of May, 1989.

James M Ward
JAMES M. WARD

Mary Jane Ward
MARY JANE WARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES M. WARD, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, this 17th day of May, 1989.

Nelda G. Bates
Notary Public

My commission Expires: 12-28-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MARY JANE WARD, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 17th day of May, 1989.

Nelda G. Bates
Notary Public

My commission Expires: 12-28-92

78-063
HOG
5/15/89

BOOK 7850 PAGE 112

PROPERTY DESCRIPTION

HARPETH-ON-THE-GREEN

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A tract of land in the Second Civil District of Metro Nashville, Davidson County, Tennessee and in the 15th Civil District of Williamson County and within the City of Brentwood, Tennessee and being more fully described as follows:

Beginning at an iron pin on the north right-of-way line of Westwood Place at the northwest corner of Lot 17 in Section 10, Maryland Farms as recorded in Book 8, Page 71, R.O.W.C., Tennessee and proceeding as follows:

1. Westwardly with the north right-of-way line of Westwood Place 76.13 feet with the arc of a curve to the left that has a radius of 50 feet and a chord bearing and distance of N62°59'53"W, 68.99 feet to an iron pin; thence,

2. Leaving Westwood Place N16°37'04"W, 10.00 feet to an iron pin; thence,

3. N03°52'10"E, 66.45 feet to an iron pin; thence,

4. N85°57'00"W, 361.50 feet to an iron pin on the east margin of Section 7, Maryland Farms as recorded in Book 8, Page 39, R.O.W.C., Tennessee; thence,

5. With said margin N01°51'28"E, 322.00 feet to an iron pin on the south right-of-way line of Old Hickory Boulevard, a 120-foot road; thence,

6. With said line S88°08'32"E, 602.18 feet to an iron pin at the northwest corner of Lot 16C of Section 9, Maryland Farms as recorded in Book 8, Page 131, R.O.W.C., Tennessee; thence,

7. Wtih the west line of Lot 16C S04°03'00"W, 440.30 feet to an iron pin on the north line of Lot 117; thence,

8. With said line N85°57'00"W, 144.01 feet to the beginning and containing 219,242 square feet or 5.03 acres, more or less.

PROPERTY TITLE REFERENCE

Being part of the same property devised to James M. Ward by Last Will and Testament of James Truman Ward, deceased, recorded in Will Book 41, Page 969, County Court Clerk's Office of Williamson County, Tennessee and being shown as Lot 49 on the proposed plan of Section 41, Maryland Farms.

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
1989 MAY 25 PM 1:17

BOOK# 791 PG 141
NOTE BK 45 PG 84
TAX 32.66 TOTAL 145.16
FEE 50 RECEIPT# 60048
REC 12.00

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.