Box 49

Map 49
Parcel 274
MST Tract Reference: 90-9821

CORPORATE FORM

SPECIAL **WARRANTY DEED**

THIS INDENTURE, made and entered into this 20th day of August 19 90, by and between EXCEPTICON OF TENNESSEE, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and CHARLES W. HAWKINS III, BOOK 8178 PAGE 698 party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in 12th Civil District County of Davidson, State of Tennessee:

See Exhibit A, attached hereto and made a part hereof, subject, however, to the matters set forth in Exhibit B, attached hereto and made a part hereof (collectively, the "Encumbrances"),

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, other than the Encumbrances; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the said party of the first part, other than in respect of the Encumbrances, but against none other.

~~and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.~~

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Bruce R. Karr, Secretary

EXCEPTICON OF TENNESSEE, INC.

By: O. U. Mutz, President and Treasurer

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ INDIANA MARION

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared O. U. Mutz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the president (or other officer authorized to execute the instrument) of Excepticon of Tennessee, Inc., the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and Official Seal at office this 20th day of August, 1990

NOTARY PUBLIC SEAL INDIANA

My Commission expires: September 7, 1993

M. Catherine Pyland, **Notary Public** and Resident of Marion County, Indiana

(FOR RECORDING DATA ONLY)

Property address

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Charles W. Hawkins III
401 Union Street, 12th Floor
Nashville, Tennessee 37219

This instrument prepared by:
Bruce R. Karr, Esq., P. O. Box 40498,
Indianapolis, Indiana 46240-0498

State tax ..... $ .....
Register's fee ....
Recording fee ....
Total ....
T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE

Affiant

Subscribed and sworn to before me this 20th day of August, 1990

Notary Public

My Commission Expires MAY 23, 1994

RECORDER'S MEMO: Legibility of Writing, Typing or Printing Unsatisfactory When Received

Form 39 Revised 9/20/83

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

Exhibit A

LAND in the 12th Civil District of Davidson County, Tennessee, being part of the old J. A. Williams farm and described according to an unrecorded map dated August 13, 1976, as follows:

BEGINNING at a point North 18 deg. 8' West 598.26 feet from the center line of Green Lane; said point in the center line of Green Lane being North 86 deg. 15' WEst 1058 feet from the intersection of the center line of Green Lane and Knight Road; thence with the starting point South 86 deg. 3' East 610.19 feet to a 3/4 inch iron pipe in a stone wall; thence North 16 deg. 59' West 813 feet passing the northwest corner of the Knight Junior High School property at 665.32 feet thence North 18 deg. 31' West 345.08 feet to an iron pin being the northeast corner of the subject tract; thence South 89 deg. 09' West 586.50 feet to a point, being the northwest corner of the subject tract; thence South 0 deg. 52' East 587.67 feet to a point; thence along a curve with a radius of 300 feet and a delta angle of 22 deg. 40' to the left a distance of 118.68 feet; thence South 23 deg. 32' East 438.15 feet to a point, which is the southwest corner of the subject property; thence North 66 deg. 28' East 126.45 feet to the point of beginning and containing 17.75 acres, more or less.

Being the property conveyed to Excepticon of Tennessee, Inc. by Deed of Record in Book 5068, page 959, Register's Office for Davidson County, Tennessee.

5 0 9 2 0

AUG 20 3 28 PM '90

1701 08/20 0101 03CHECK 175.00

Exhibit B

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. 1990 taxes, a lien, which are not yet due and payable.

4. Taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

5. No representation or warranty is made as to the number of acres. The reference in Exhibit A hereto is for informational purposes only.

6. No representation or warranty is made as to a right of access to and from the aforesaid real estate.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 701

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	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	9.00
TOTAL	175.00
CHECK	175.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 15:31 0001 1701

50920

IDENTIFICATION

AUG 20 3 28 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 348118