BOOK 8384 PAGE 709

Prepared by: Robert Torch Investments, Inc.
8304 Professional Hill Drive
Fairfax, VA 22031

WARRANTY DEED

Address New Owner(s) as follows	Send Tax Bills to:
Shield Holding Company, Inc. 1800 Old Meadow Road Suite 904 McLean, VA 22102	Shield Holding Company, Inc. 1800 Old Meadow Road Suite 904 McLean, VA 22102

Map and Parcel Nos. 163-00-0 095.00 and 163-00-0 313.0

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Robert Torch Investments, Inc. a Delaware Corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto Shield Holding Company, Inc. ("Grantee"), its successors and assigns a certain tract of land located in Davidson County, Tennessee and described as follows:

Tract J-3 Hickory Hollow Terrace. Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Rural Hill Road, partially on the north by Hickory Hollow Terrace and on the east by Bell Road, more particularly described as follows:

BEGINNING at a point in the easterly margin of Rural Hill Road, 496.61 feet from the northerly margin of Mt. View Road;
THENCE, leaving said road, S 68 degrees 36′ E, 516.30 feet;
THENCE, N 26 degrees 19′ E, 290.90 feet to common boundary line between James E. Craighead, Martin B. Clark, Jr.
THENCE, with Clark's south line, S 61 degrees 48′ E, 226.83 feet to a point in the west line of Lot J-4;

THENCE, S 34 degrees 18' W, 90.00 feet with the west line of Lot J-4;
THENCE, with the south line of Lot J-4, S 62 degrees 18' E, 488.76 feet;
THENCE, with a curve to the right having a central angle of 02 degrees 35', a radius of 1,225.00 feet, a distance of 55.23 feet, and a chord bearing S 61 degrees 00' E, 55.23 feet;
THENCE, in a southerly and easterly direction around a cul-de-sac terminating Hickory Hollow Terrace, said curve having a central angle of 237 degrees 52 feet 01", a radius of 50.00 feet, a distance of 207.58 feet and a chord bearing and distance of S 01 degrees 21' W, 87.52 feet;
THENCE, with a curve to the right having a central angle of 62 degrees 10' 54", a radius of 50.00 feet, a distance of 54.26 feet and a chord bearing and distance of S 86 degrees 29' E, 51.64 feet;
THENCE, with a curve to the right having a central angle of 27 degrees 22' 33" a radius of 1,175.00 feet, 561.41 feet, and a chord bearing S 41 degrees 42' E, 556.09 feet;
THENCE, S 24 degrees 52' E, 91.08 feet;
THENCE, with a curve to the right having a central angle of 92 degrees 03', a radius of 25.00 feet, a distance of 40.16 feet, and a chord bearing, S 18 degrees 01' W, 35.98 feet;
THENCE, with Bell Road along a curve to the right having a central angle of 05 degrees 09' 54", a radius of 1562.14 feet, 140.82 feet and a chord bearing S 66 degrees 37' W, 140.87 feet;
THENCE, S 69 degrees 12' W, 232.99 feet;
THENCE, leaving Bell Road, N 20 degrees 48' W, 208.72 feet;
THENCE, N 53 degrees 00' W, 244.96 feet to the easterly line of Lot J-2;
THENCE, N 12 degrees 00' E, 330.00 feet;
THENCE, N 78 degrees 00' W, 380.00 feet;
THENCE, S 37 degrees 00' W, 50.00 feet;
THENCE, S 86 degrees 26' W, 383.06 feet;
THENCE, N 53 degrees 00' W, 298.30 feet;
THENCE, N 83 degrees 40' W, 144.54 feet to the easterly margin of Rural Hill Road;
THENCE, with said raod, N 06 degrees 20' E, 250.00 feet, to the point of beginning;

Containing 13.22 acres, more or less.

The above property is encumbered by the following easements:

1. A Columbia Gulf Transmission Company easement contaiing three pipelines traversing the easterly portion of the parcel.
2. A 10-foot wide public utility, drainage and landscaping easement along the southerly property line.

3. A 20-foot wide public utility, access and drainage easement along the northerly property line adjacent to Lot J-4.
4. A 35-foot wide public utility easement traversing the westerly portion of property.
5. A detention pond easement in northwesterly portion of property.

The above public utility easements include sewage pump station and force main to serve the property.

No other easements are known to exist upon the property.

Less the part sold, transferred, and conveyed unto Tenneco Oil Company, a Delaware Corporation, its successors and assigns, as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No 1, on the Plan of Subdivision for Lot 1, The Mills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, at the northwest intersection of Bell Road and Hickory Hollow Terrace and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the northeast corner of the herein described property and in the West right-of-way of Hickory Hollow Terrace, also being the beginning of a curve to the right, said curve having a central angle of 02 deg. 08' 54", a radius of 1175.00 feet, and arc length of 44.06 feet, and a chord of South 29 deg. 05' 43" East, 44.05 feet; thence along said right-of-way, along the arc of the above described curve 44.06 feet to an existing concrete monument; thence along said right-of-way South 24 deg. 52' 00" East, 91.09 feet to an existing concrete monument, said monument being the beginning of a curve to the right, said curve having a central angle of 89 deg. 39' 14", a radius of 25.00 feet, an arc length of 39.12 feet, and a chord of South 19 deg. 53' 02" West, 35.25 feet; thence, along said right-of-way along the arc of the above described curve 39.12 feet to an existing concrete monument, said monument being in the North right-of-way of Bell Road, also being the begining of a curve to the right, said curve having a central angle of 05 deg. 05' 00", a radius of 1582.14 feet, an arc length of 138.60 feet, and a chord of South 65 deg. 30' 43" West 138.55 feet; thence, along said right-of-way, along the arc of the above described curve 138.60 feet to an iron pin (found); thence, along said right-of-way South 69 deg. 30' 34"

West, 8.50 feet to an iron pin (set); thence, leaving said right-of-way along the East side of a joint ingress-egress easement North 25 deg. 11' 27" West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set); thence, with said easement North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, with said easement South 47 deg. 19' 40" West, 12.78 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 88 deg. 08' 30", a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of North 88 deg. 36' 05" West, 122.42; thence, with said easement along the arc of the above described curve 135.38 feet to an iron pin (set); thence, leaving said easement along the line of Robert Torch, North 67 deg. 52' 53" East, 309.90 feet to the point of beginning and containing 34,845 square feet or 0.80 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No 2, on the Plan of Subdivison for Lot 1, the Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, Described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the North right-of-way of Bell Road; thence, leaving said right-of-way North 20 deg. 48' 00" West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; thence, North 67 deg. 52' 53" East, 48.11 feet to an iron pin (set), said pin being on the West edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 deg. 08' 46", a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 deg. 37' 23" East, 138.13 feet; thence along said easement along the arc of the above described curve 148.85 feet to an iron pin (set); said pin being the beginning of a curve to the right, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 deg. 11' 03" East, 29.75 feet; thence, along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); thence along said easement South 42 deg. 40' 20" East, 3.74 feet to an iron pin (set), said pin being the beinning of a curve to the right, said curve having a central angle of 21 deg. 59' 38", a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 deg. 40' 31" East, 32.43 feet; thence, along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); thence, along said

West, 8.50 feet to an iron pin (set); thence, leaving said right-of-way along the East side of a joint ingress-egress easement North 25 deg. 11' 27" West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set); thence, with said easement North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, with said easement South 47 deg. 19' 40" West, 12.78 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 88 deg. 08' 30", a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of North 88 deg. 36' 05" West, 122.42; thence, with said easement along the arc of the above described curve 135.38 feet to an iron pin (set); thence, leaving said easement along the line of Robert Torch, North 67 deg. 52' 53" East, 309.90 feet to the point of beginning and containing 34,845 square feet or 0.80 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No 2, on the Plan of Subdivison for Lot 1, the Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, Described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the North right-of-way of Bell Road; thence, leaving said right-of-way North 20 deg. 48' 00" West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; thence, North 67 deg. 52' 53" East, 48.11 feet to an iron pin (set), said pin being on the West edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 deg. 08' 46", a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 deg. 37' 23" East, 138.13 feet; thence along said easement along the arc of the above described curve 148.85 feet to an iron pin (set); said pin being the beginning of a curve to the right, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 deg. 11' 03" East, 29.75 feet; thence, along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); thence along said easement South 42 deg. 40' 20" East, 3.74 feet to an iron pin (set), said pin being the beinning of a curve to the right, said curve having a central angle of 21 deg. 59' 38", a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 deg. 40' 31" East, 32.43 feet; thence, along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); thence, along said

43" East, 26.11 feet; thence, along said easement along the arc of the above described curve, 26.17 feet to an iron pin (set); thence, along said easement South 25 deg. 11' 27" East, 50.88 feet to an iron pin (set); said pin being in the North right-of-way of Bell Road; thence, with said right-of-way South 69 deg. 30' 34" West, 30.00 feet to the point of beginning and containing 6,850 square feet or 0.16 acres, more or less.

The Grantor herein does hereby reserve unto itself, its successors and assigns, a perpetual easement for ingress and egress over the following described tract of land, which is a portion of Tract No. 1, hereinabove described:

Beginning at an iron pin located on the North right-of-way of Bell Road at the southwest corner of Tract No. 1, hereinabove described; thence, leaving said right-of-way along the East side of a joint ingress/egress easement North 25 deg. 11' 27" West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence with said easement along the arc of the above described curve 26.17 feet to an iron pin (set), the POINT OF BEGINNING of the herein described easement; thence, with said easement North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, North 47 deg. 19' 40" East, 58.25 feet to an iron pin at the beginning of a curve to the right, said curve having a radius of 112.09 feet; thence, around said curve, a distance of 35.58 feet to an iron pin; thence, North 65 deg. 31' 40" East, 79.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 20.82 feet to an iron pin located in the West right-of-way of Hickory Hollow Terrace; thence, with said right-of-way and with a curve to the right, having a radius of 1,175.00 feet, a distance of 35.29 feet to an iron pin; thence, leaving said right-of-way South 68 deg. 22' 29" West, 60.40 feet to an iron pin; thence, South 65 deg. 31' 40" West, 40.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 88.00 feet; thence, around said curve, a distance of 27.95 feet to an iron pin; thence, South 47 deg. 19' 40" West, 34.05 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 38.86 feet to the POINT OF BEGINNING.

This conveyance is subject to a Promissory Note to Fred E. Rizk

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 1990 real estate taxes which have been prorated and which Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of March, 1991.

ROBERT TORCH INVESTMENTS, INC.
a Delaware Corporation

(SEAL)

Edgar Tornay
President

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Edgar Tornay, 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 of Robert Torch Investments, a Delaware corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing his name as President of Robert Torch Investments.

WITNESS my hand and seal of office in Fairfax County, Virginia this 26th day of June, 1991.

Notary Public

My commission expires: July 10, 1992

MAUREEN C. BRENNAN • NOTARY PUBLIC • COMMONWEALTH OF VIRGINIA

The actual consideration or value whichever is greater, for this transfer is $306,000. Subscribed and sworn to before me on the 1st day of March, 1991

Edgar Tornay
President

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Edgar Tornay, 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 of Robert Torch Investments, a Delaware corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing his name as President of Robert Torch Investments.

WITNESS my hand and seal of office in Fairfax County, Virginia this 26th day of June, 1991.

Notary Public

My commission expires: July 10, 1992

MAUREEN BRENNAN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

26197

IDENTIFICATION

JUN 27 10 57 AM '91

FILED

EXHIBIT "A"

ENCUMBRANCES

1. Matters shown on Plan of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee.

2. Matters shown on Plan of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants, easements and agreements as contained in the deed from Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, d/b/a Hickory Hollow Associates, a joint venture, to Bent Tree Apartments, Ltd., a Texas limited partnership, as of record in Book 6215, page 71, Register's Office for Davidson County, Tennessee.

4. Columbia Gulf Transmission Company easement of record in Book 5118, page 797, Register's Office for Davidson County, Tennessee.

8423 06/27 0101 03CHECK 1037.80



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8384 PAGE 718

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 306000.00
CON TX 1009.80
PRFEE 1.00
WDEED 27.00
TOTAL 1037.80
CHECK 1037.80

06/27/91 01 10:59 0001 8423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26197

IDENTIFICATION REFERENCE

JUN 27 10 57 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 435414