6 of 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8452 PAGE 955

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Rivergate Acres Partnership, L.P.<br>Landmark Center<br>401 Church St., Ste. 1000<br>Nashville, TN 37219 | Same | Map 33<br>Parcel 123 |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association, successor in interest by merger of Mid-South Bank & Trust Company, a Tennessee banking corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RIVERGATE ACRES PARTNERSHIP, L.P., a Tennessee limited partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 4 on plan of Section One Rivergate Acres Limited, as of record in Book 6250, page 205, Register's Office for Davidson County, Tennessee, and also being Parcel 123 on Tax Map 33 and being more particularly described as follows:

Beginning at an iron pin set on the easterly right-of-way line of Dickerson Pike, U.S. 41, U.S. 31-W at the common corner of herein-described Lot No. 4 and the southwesterly corner of Lot No. 28 plan of Goodlettsville Heights Section 3 as of record in Book 1835, page 98, R.O.D.C., Tennessee; Lot No. 28 being part of same property owned by Goodlettsville Pentecostal Church as of record in Book 5056, Page 414, R.O.D.C., Tennessee; thence with the common line of herein-described Lot No. 4 and the south line of Goodlettsville Heights S 89° 37' 13" E, 300.00 feet to an iron pin set, common corner of herein-described Lot No. 4 and corner of Lot No. 6, Phase Four, Section Two Rivergate Acres Limited as of record in Book 6250, page 206, R.O.D.C., Tennessee; thence with the common line between Lot 4 and Lot 6 S 18° 07' 13" E, 200.00 feet to an iron pin set; thence S 35° 22' 13" E, 100.00 feet to an iron pin set; thence S 13° 39' 30" W 110.51 feet to an iron pin set; thence S 28° 22' 16" W, 500.00 feet to an iron pin set; thence S 32° 43' 44" W, 23.07 feet to an iron pin set on the northerly right-of-way line of Dry Creek Road; thence with the northerly right-of-way line of Dry Creek Road with a curve to the right, radius 542.96 feet, northwestwardly a distance of 211.84 feet to an iron pin set at end of said curve and having a chord bearing and distance of N 66° 33' 53" W,

210.50 feet; thence with the northerly right-of-way line of Dry Creek Road N 55° 23' 16" W, 110.20 feet to an iron pin set at the southwesterly corner of Parcel (202) on Tax Map 33 owned by Sam Martz as recorded in Deed Book 6279, Page 155, R.O.D.C., Tennessee; thence with the common line between herein-described Lot 4 and Parcel (202) N 31° 13' 29" E, 336.85 feet to an iron pin set; thence continuing N 62° 09' 44" W, 200.00 feet to an iron pin set on the easterly right-of-way line of Dickerson Pike; thence with the easterly right-of-way line of Dickerson Pike with a curve to the left (radius 2905.00 feet) northeastwardly a distance of 343.47 feet to the point of beginning and having a chord bearing and distance of N 24° 27' 03" E, 343.28 feet and containing 307,446 square feet or 7.058 acres, as described according to a Boundary Survey Showing Improvements, dated September 24, 1991, as revised September 25, 1991, prepared by Roger H. Fuqua, Tennessee Registered Land Surveyor No. 502, Ragan-Smith-Murphy & Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, TN 37206-0070, Job No. 91-109.

Being the same property conveyed to Mid-South Bank & Trust Company by Special Warranty Deed from Rivergate Acres, Ltd., of record in Book 8025, page 304, said Register's Office, as corrected by Deed of Correction of Special Warranty Deed from Sam J. Martz and Mary Valda Martz (also known as Valda Martz) to Third National Bank in Nashville, of record in Book 8448, page 369, said Register's Office.

The conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit A, which is attached hereto and incorporated herein by reference.

This is improved property, known as 1050 Dickerson Pike (also known as 1028-1044 South Dickerson Pike), Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein; and Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27th day of September, 1991.

THIRD NATIONAL BANK IN NASHVILLE

BY: Robert Stephen Iler

ITS: V. Pres.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan A. Crews, a Notary Public of said county and state, Robert Stephen Iler, 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, and who further acknowledged that he is the Vice-President of Third National Bank in Nashville, a national banking association, the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of September, 1991.

Susan A. Crews
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-21-92

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $987,500.00.

Affiant

Subscribed and sworn to before me this 27th day of September, 1991.

Susan A. Crews
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-21-92

EXHIBIT A

1. Real estate taxes for 1991, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Deed of Dedication to Madison Suburban Utility District, of record in Book 6636, page 832, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan, of record in Book 6250, page 205, said Register's Office.

4. Easements for transmission lines to U.S.A., of record in Book 1153, page 652; Book 3223, page 325; and Book 3223, page 327, said Register's Office.

5. All matters shown on the Boundary Survey Showing Improvements prepared by Ragan-Smith-Murphy & Associates, Inc., dated September 24, 1991, as revised September 25, 1991, Job No. 91-109.

6. All rights of tenants in possession under unrecorded leases.

5227 09/30 0101 03CHECK 3666.75

5.0603

IDENTIFICATION REFERENCE

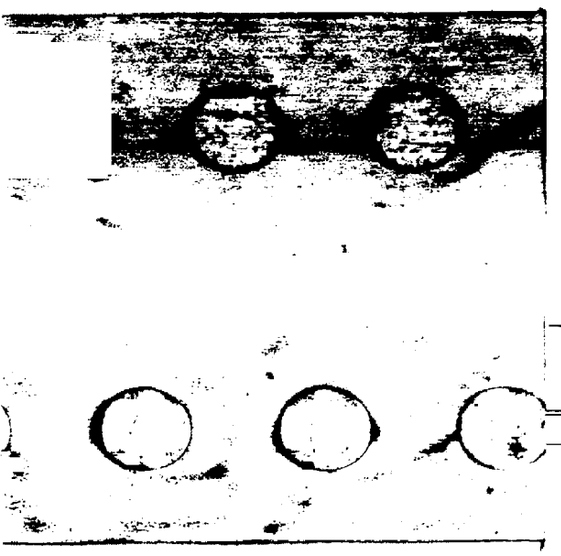
SEP 30 1 51 PM '91

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8452 PAGE 959

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 987500.00

CON TX 3653.75

PRFEE 1.00

WDEED 12.00

TOTAL 3666.75

CHECK 3666.75

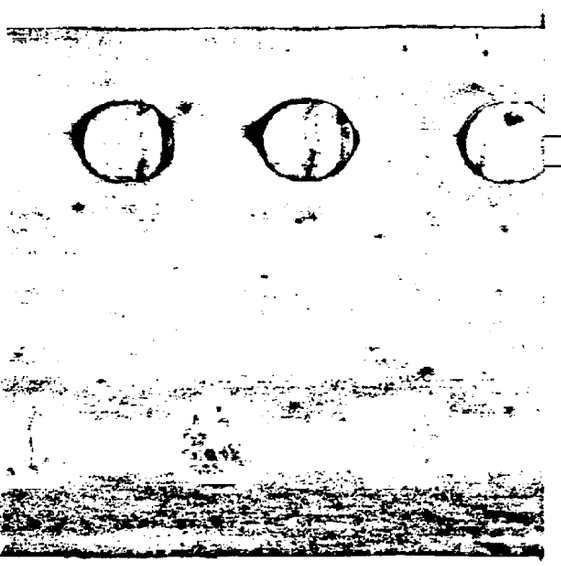
09/30/91 01 13:51 0001 5227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0 6.0 3.

IDENTIFICATION REFERENCE

SEP 30 1 51 PM '91



No. 463388