Box 37
LL

BOOK 8715 PAGE 778

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| B & S Venture<br>c/o Southeast Venture<br>Companies, Inc.<br>301 South Perimeter Park DR<br>Nashville, TN 37211 | Map 170, Par. 5 | Same |

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Churchill Place Venture One, a Tennessee joint venture, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to B & S Venture, a Tennessee joint venture, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes.

2. Restrictive Covenants of record in Book 6185, page 274, Register's Office for Davidson County, Tennessee, (also recorded in Book 463, page 566, Register's Office for Williamson County, Tennessee).

3. Declaration of Restrictive covenants and Owner's Association for Churchill Place of record in Book 6269, page 520, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee.

5. Deed of Trust executed by Churchill Place Venture One to A. Stuart Campbell, Trustee, of record in Book 6269, page 552, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,366.

J. Thomas Trent Jr.
Affiant

Subscribed and sworn to before me this 31 day of August, 1992.

Loretta B. Lee
Notary Public
My Commission Expires: 5/23/94

NOTARY PUBLIC DAVIDSON COUNTY

41200

IDENTIFICATION REFERENCE

AUG 31 2 42 PM '92

DAVIDSON COUNTY, TN

6. Assignment of Leases and Conditional Assignment of Rentals Between Churchill Place Venture One and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, of record in Book 6269, page 566, Register's Office for Davidson County, Tennessee.

7. UCC-1 Financing Statement naming Churchill Place Venture One as Debtor and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, as Secured Party, of record in Book 6269, page 580, as amended in Book 6293, page 171, Register's Office for Davidson County, Tennessee.

8. Assignment from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County To Third National Bank in Nashville, of record in Book 6269, page 584, Register's Office for Davidson County, Tennessee.

9. UCC-1 Financing Statement naming The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County as Debtor, and Third National Bank in Nashville as Secured Party, of record in Book 6269, page 594, Register's Office for Davidson County, Tennessee.

This is improved property, known as Lot 2 on the Plan of Maryland Farms East Park as shown on Plan of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of August, 1992.

CHURCHILL PLACE VENTURE ONE, a Tennessee joint venture

By: _____
RICHARD W. SORENSON, Venturer

By: _____
LOVIC A. BROOKS, Venturer

By: _____
JOSEPH V. FERRELLI, Venturer

By: _____
JOSEPH W. GIBBS, Venturer

By: _____
J. THOMAS TRENT, JR., Venturer

By: _____
LAURA N. TRENT, Venturer

By: _____
J. BENJAMIN STEELE, Venturer

By: _____
GEORGE A. VOLKERT, Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan G. Langley, Notary Public, Richard W. Sorenson, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 19th day of August, 1992.

_____
Notary Public

My Commission Expires: 4-24-94

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, Betty Davis, Notary Public, Lovic A. Brooks, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 25th day of August, 1992.

_____
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires Sept. 15, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA S HALE, Notary Public, Joseph V. Ferrelli, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 20TH day of AUGUST, 1992.

_____
Notary Public

My Commission Expires: 9-15-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan G. Langley Notary Public, Joseph W. Gibbs, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 19th day of August, 1992.

Susan G. Langley
Notary Public

My Commission Expires: 9/24/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan G. Langley Notary Public, J. Thomas Trent, Jr., 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 19th day of August, 1992.

Susan G. Langley
Notary Public

My Commission Expires: 9/24/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan G. Langley Notary Public, Laura N. Trent, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 20th day of August, 1992.

Susan G. Langley
Notary Public

My Commission Expires: 9/24/94

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, Dorothy M. Yursik, Notary Public, J. Benjamin Steele, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 25th day of August, 1992.

Dorothy M. Yursik
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires Nov. 29, 1992

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, George A. Volkert, 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 a joint venturer of Churchill Place Venture One, a Tennessee joint venture, and is authorized to execute this instrument on behalf of Churchill Place Venture One.

WITNESS, my hand, at office, this 31st day of August, 1992.

_____
Notary Public

My Commission Expires: April 22, 1993

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Resubdivision of Tract One, Maryland Farms East Park, of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Churchill Place Venture One, a Tennessee joint venture, by deed from Thoroughbred, Inc., a Tennessee corporation, of record in Book 6269, page 547, Register's Office for Davidson County, Tennessee.

wp:lblbsswd

3613 08/31 0101 03CHECK 2024.48

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

RECEIVED OF _____

FOR _____ BOOK 8715 PAGE 784

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MG - 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 540366.00
CON TX 1999.48
PRFEE 1.00
WDEED 24.00
TOTAL 2024.48
CHECK 2024.48

08/31/92 01 14:44 0001 5618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41200

IDENTIFICATION REFERENCE

AUG 31 2 42 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 565335