BOOK 9062 PAGE 969

57442

IDENTIF. & REFERENCE

93 AUG 30 PM 3:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Was Prepared By:
John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Allen J. Newcomb	Allen J. Newcomb	Map 165
774 Rodney Drive	774 Rodney Drive	Par. 11
Nashville, Tennessee 37205	Nashville, Tennessee 37205	

[illegible]

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 of which is hereby acknowledged, NASHVILLE LAKEVIEW, LTD., a Texas limited partnership, hereinafter called "Grantor," has bargained and sold, and by these presents do transfer and convey, unto ALLEN J. NEWCOMB, as Agent and Trustee for the persons and/or entities listed on Schedule I attached hereto and incorporated herein by reference, with full power to sell, transfer, convey and encumber without the joinder of any beneficiary, hereinafter called "Grantee," and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

This is unimproved property, known as South Shore Project, Hamilton Church Pike, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his successors and assigns, forever.

AND Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto to which this conveyance is made subject.

Grantor further covenants and binds itself, and its successors and representatives, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor (except for claims arising out of the matters set forth on Exhibit "B" attached hereto), but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on its behalf this 26th day of August, 1993.

NASHVILLE LAKEVIEW, LTD., a Texas limited partnership

BY: CFG 87, Ltd., a Texas limited partnership, General Partner

By: TerraQuest Financial, Inc.
a Nevada corporation
General Partner

By: _____
Richard J. Resch,
Chief Financial Officer

BOOK 9062 PAGE 971

STATE OF CALIFORNIA)
) ss
COUNTY OF SACRAMENTO)

On August 26, 1993, before me, the undersigned notary public, personally appeared RICHARD J. RESCH,

( ) personally known to me, or
(X) proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

OFFICIAL SEAL
MARGARET A. TRUEMAN
Notary Public-California
SAN FRANCISCO COUNTY
My Commission Expires
March 3, 1995

STATE OF Tennessee)
) ss
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 480,000.00.

_____
Affiant

Sworn to and subscribed before me

this 27th day of August, 1993

_____
Notary Public

My Commission Expires: 3-25-95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SCHEDULE I TO SPECIAL WARRANTY DEED

BOOK 9062 PAGE 972

Dr. Wilson M. Fraser
6002 Green Tree
Houston, TX 77057

Mrs. Bertha Spears and
Mrs. Virginia Newcomb
4853 Robin Hood Road
Norfolk, VA 23513

Ms. Betty T. Spears
207 Cottage Place
Nashville, TN 37214

Mr. Robert E. Price
332 Binkley Drive
Nashville, TN 37211

Mr. Allen J. and Virginia M. Newcomb
774 Rodney Drive
Nashville, TN 37205

Richard A. Krause, M.D. P.C.
Profit Sharing Plan and Trust
Attn: Dr. Richard A. Krause, Trustee
2337 McCallie Avenue, Suite 400
Chattanooga, TN 37404

Dr. Willard R. and Mrs. Louise W. Faulkner
129 Laird Road
Nashville, TN 37205

R. Heath Boucek Inter Vivos Trust
Attn: Ms. Barbara H. Boucek, Trustee
201 Scotland Place
Belle Meade, TN 37205

Dr. Mathilde M. Najjar
717 Georgetown Drive
Nashville, TN 37205

First Trust Corporation, Trustee
FBO Stephen F. Gregory, #569341-001
717 17th Street, Suite 2600
Denver, CO 80202-3323

Chattanooga Skin & Cancer, P.C.
Profit Sharing Plan & Trust
Attn: Dr. Samuel L. Banks, Trustee
6802 Lee Highway
Chattanooga, TN 37421

Mrs. Mary A. Lovelady
Route 1
Oak Grove, KY 42262

Dr. Sudhir and Dr. Kunda Vaikunth
6031 Bethany Boulevard
Nashville, TN 37221

Mr. John M. Hooper
c/o Tennessee Wine & Spirits Co.
P. O. Box 23086
Nashville, TN 37202

Mr. Ted S. Young
110 Lacy Lane
Clarksville, TN 37040

Mid-South Bank and Trust Co., Trustee
FBO Joseph Patrick Qualls
Profit Sharing Plan
Attn: Mr. William S. Jones
P. O. Box 100
Murfreesboro, TN 37133-0100

Mr. Philip S. Armstrong, Jr.
7 Fox Hall Close
Nashville, TN 37215

Dr. Dixie W. Frederiksen, Trustee
The Leslie A. Falk Living Trust
P. O. Box 50253
Nashville, TN 37205

William T. Finch Irrevocable Trust
Attn: Dr. T. M. Wray, Trustee
4923 Roselawn Circle
Nashville, TN 37215

Sara Elizabeth Montgomery
Inter Vivos Trust
Attn: John G. Haskett, Successor Trustee
3015B Autumn Place South
Jackson, MS 39212

Katherine Claire Montgomery
Inter Vivos Trust
Attn: John G. Haskett, Successor Trustee
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Dr. Henry P. Pendergrass
Attorney-in-Fact for Lisa L. Johnson
6207 Hillsboro Road
Nashville, TN 37215

Eric James Limbird Inter Vivos Trust
Attn: Dr. Lee E. Limbird, Trustee
3435 Hampton
Nashville, TN 37215

Jessica Limbird Inter Vivos Trust
Attn: Dr. Lee E. Limbird, Trustee
3435 Hampton
Nashville, TN 37215

Dr. Henry P. Pendergrass
Attorney-in-Fact for Sharon P. Batey
6207 Hillsboro Road
Nashville, TN 37215

Dr. Henry P. Pendergrass
Attorney-in-Fact for Margaret B. Pendergrass
6207 Hillsboro Road
Nashville, TN 37215

Mr. Albert Roeder
421 Roeder Road
Herndon, KY 42236

Mr. Edwin J. Roeder
c/o Roeder Implement Co.
1010 Skyline Drive
Hopkinsville, KY 42240

Dr. Henry P. Pendergrass
Attorney-in-Fact for Deborah T. Pendergrass
6207 Hillsboro Road
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Dr. Dixie W. Frederiksen
P. O. Box 50253
Nashville, TN 37205

Arnulfo A. Agbunag, M.D. P.C.
Money Purchase Pension Plan
Attn: Dr. Arnulfo A. Agbunag, Trustee
434 Larkin Spring Road
Madison, TN 37115

Mr. Robert M. Barrett
Route 8, Box 1050
Murray, KY 42071

Ms. Fay Weinzimer
4487 Post Place, #70
Nashville, TN 37205

EXHIBIT A TO SPECIAL WARRANTY DEED

[SAME AS EXHIBIT A TO AGREEMENT]

EXHIBIT B TO SPECIAL WARRANTY DEED

1. Taxes for the year 1993 and subsequent years.

2. Title to that portion of the property embraced within the bounds of any streets, roads or highways.

3. A perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the J. Percy Priest Dam and Reservoir Project, with all other and additional rights as are fully set out in Warranty Deed of Flowage Easement from Jimmie Woods and wife to the United States of America of record in Book 3917, page 967, said Register's Office.

4. Matters which would be disclosed by an accurate survey of the property.

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4487 Post Place, #70
Nashville, TN 37205

EXHIBIT "A"

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Hamilton Church Road, between Hobson Pike and Lavergne-Couchville Pike, being property conveyed to the University of Tennessee, a 1/3 interest, by deed of record in Book 5243, Page 679, R.O.D.C., Margaret M. Soloman and husband, a 1/3 interest, by deed of record in Book 5037, Page 315, R.O.D.C., and Adam Strasser, a 1/3 interest, by deed of record in Book 3979, Page 35, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly margin of Hamilton Church Road, said iron pin being the northwesterly corner of the property conveyed to Guy Wallace, Jr., by deed of record in Book 4683, Page 593, R.O.D.C., said iron pin also being westerly 50 feet, as measured along said southerly margin, from an iron pin found at the northwesterly corner of Lot No. Two, as shown on the plan of the Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., and being the northeasterly corner of the herein described parcel;

THENCE, leaving said southerly margin with the westerly line of property conveyed to Guy Wallace by deed of record in Book 4683, Page 593, R.O.D.C., S 04° 40' W, 247.92 feet to an iron pin found;

THENCE, with the westerly line of Lot No. Two, as shown on the plan of Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., S 04° 10' W, 350.57 feet to an iron pin set;

THENCE, with the southerly line of said Lot No. Two and Lot No. One, Wallace Subdivision the following calls:

S 77° 50' E, 72.40 feet to an iron pin set;
S 88° 04' E, 73.06 feet to an iron pin set;
S 82° 25' E, 365.11 feet to an iron pin set;

THENCE, S 11° 52' W, 282.54 feet to an iron pin set;

THENCE, S 14° 46' E, 74.88 feet to an iron pin set;

THENCE, S 01° 33' W, 184.11 feet to an iron pin set;

THENCE, S 03° 36' W, 412.00 feet to an iron pin found;

THENCE, S 06° 18' W, 69.23 feet to an iron pin found;

THENCE, S 10° 16' W, 141.38 feet to an iron pin set;

THENCE, with the northerly line of property conveyed to W.C. Wheeler, et ux, by deed of record in Book 4259, Page 86, R.O.D.C., N 87° 00' W, 1,755.00 feet to an iron pin set;

THENCE, N 02° 45' E, 1,798.07 feet to an iron pin set in the southerly margin of Hamilton Church Road;

THENCE, with said southerly margin in the following calls:

S 84° 15' E, 482.22 feet to an iron pin set;

With a curve to the left 424.01 feet to an iron pin set, said curve having a central angle of 05° 25' 22", a radius of 4,480.00 feet, a tangent of 212.16 feet and a chord of S 86° 57' 33" E, 423.85 feet;

S 89° 40' E, 405.70 feet to the point of beginning.

Containing 2,877,649 square feet or 66.06 acres, more or less.

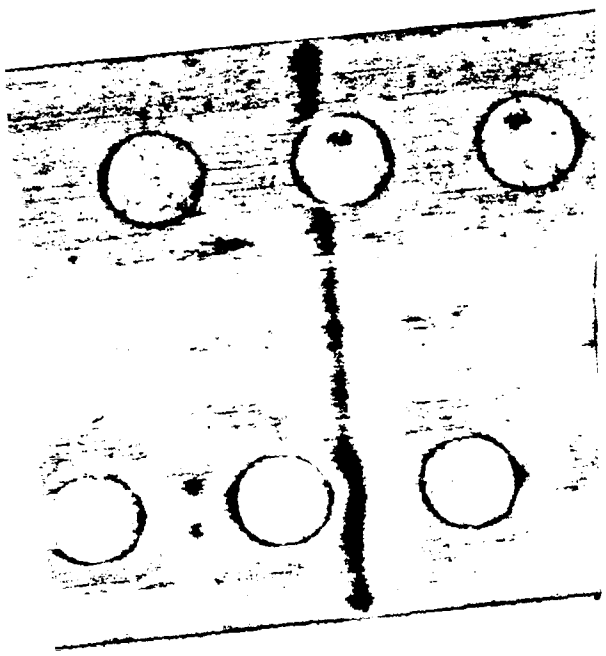
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4. Matters which would be disclosed by an accurate survey of the property.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

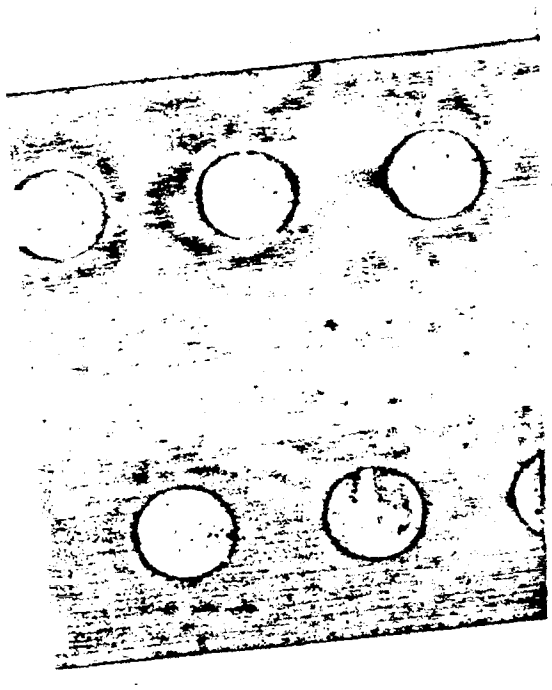
FOR _____

BOOK 9062 PAGE 984

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
480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 60.00
TOTAL 1837.00
CHECK 1837.00
08/30/93 01 15:39 0001 5659



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57442
IDENTIF. ↑ REFERENCE

93 AUG 30 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691935