271523
~~Bk 35~~

This instrument prepared by
and return to:
J. Philip Jones, Esq.
Martin, Tate, Morrow & Marston, P.C.
6060 Poplar Avenue, Suite 295
Memphis, Tennessee 38119-3901

BOOK 9115 PAGE 118

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of October, 1993, by and between BOATMEN'S BANK OF TENNESSEE, hereinafter called Party of the First Part, and KENNETH KRAFT, Trustee, hereinafter called Party of the Second Part,

WITNESSETH:

For and in consideration of the premises and of TEN AND NO/100 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 the Counties of Davidson and Williamson, State of Tennessee, to-wit:

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said Party of the Second Part, his heirs, successors, and assigns, in fee simple forever.

And 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; and that the same is unencumbered, except for any 1993 real property or ad valorem taxes not yet due and payable which Party of the Second Part hereby assumes and agrees to pay, and except for any and all restrictions, easements or covenants of record including without limitation the following:

1. Booster pump station easement of record in Book 5155, pages 169-172, Register's Office for Davidson County, Tennessee;

2. Controlled access restrictions adjacent to Interstate 65 and Old Hickory Boulevard by Federal Aid Project I-65-2 (14) 69;

3. Storm Water Detention Agreement of record in Book 6145, page 242, Register's Office for Davidson County, Tennessee;

4. Matters shown on the Plan of record in Book 5200, page 594, Register's Office for Davidson County, Tennessee;

5. Subject to usage and ingress and egress to and from cemeteries and graveyards located on a portion of the subject property and provisions for maintenance of same. Reference is made in instruments of record in Book 413, page 6, Register's Office for Williamson County, Tennessee, and of record in Book 5878, page 584, Register's Office for Davidson County, Tennessee, for information on the cemeteries and graveyards;

6. Cemeteries located on the subject premises and rights of ingress and egress thereto;

7. Easement for ingress and egress of record in Book 527, page 575, Register's Office for Williamson County, Tennessee, and in Book 6530, page 671, Register's Office for Davidson County, Tennessee;

8. Subject to all matters shown on the Plan of record in Book 6250, page 755, as amended in Book 8430, page 493, Register's Office for Davidson County, Tennessee;

9. Subject to all matters shown on the Plan of record in Book 7900, page 2, Register's Office for Davidson County, Tennessee, and Plat Book 15, page 58, Register's Office for Williamson County, Tennessee;

10. Declaration of Easements and Road Maintenance Agreement of record in Book 6742, page 425, Register's Office for Davidson County, Tennessee, and of record in Book 567, page 946, Register's Office for Williamson County, Tennessee;

and that the title and quiet possession thereto the Party of the First Part will warrant and defend against the lawful claims of all persons claiming by, through, or under a conveyance from Party of the First Part, but not further or otherwise.

WITNESS the signatures of Party of the First Part the day and year first above written.

BOATMEN'S BANK OF TENNESSEE

By: Frank R. Bloom

Title: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared Frank Bloom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of BOATMEN'S BANK OF TENNESSEE, the within named bargainor, a Tennessee banking corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office this 13th day of October, 1993.

Gloria Dale Morgan
NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES OCT. 15, 1996

74165
IDENTIF. & REFERENCE

93 OCT 14 PM 12:09

PICK-UP

* * * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address:

Vacant land

Name and Address of the Property Owner:

Kenneth Kraft, Trustee
Suite 1710, 414 Union St.
Nashville, TN 37201

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes:

Kenneth Kraft, Trustee
Suite 1710, 414 Union St.
Nashville, TN 37201

Subscribed and sworn to before me this 14 day of October, 1993.

NOTARY PUBLIC

Tax Parcel Identification No.

Map 171, Parcel 19

My commission expires:

1-17-1994

c:\wp51\agrmts\swd.ma/pg

1924 10/14 0101 03CHECK 1971-50

EXHIBIT A

Land in Davidson and Williamson Counties, Tennesseee, being part of Lot No. 2 on the Plan of Section Two, The Summit as of record in Plat Book 6250, page 755, and amended in Book 8430, page 493, Register's Office for Davidson County, Tennessee.

PARCEL I

A tract of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at a point in the east line of Brentwood Office Storage as of record in Book 485, page 570, Register's Office of Williamson County, Tennessee, said point being located at the Davidson-Williamson Tennessee County line as located by Ragan-Smith-Murphy & Associates, Inc. shown on survey plat dated October 28, 1985, and proceeding as follows:

Thence with the east line of Brentwood Office Storage, North 12° 27' 51" West 9.00 feet to a point on the east right-of-way line of I-65; thence with said line North 2° 17' 05" East 489.84 feet; thence North 24° 16' 37" East 267.65 feet; thence leaving I-65 with a severance line, North 68° 43' 39" East 49.09 feet to a point on the westerly right-of-way line of the new Summit Drive, a 32 foot roadway; thence southeastwardly with said right-of-way line and a 426.05 foot radius curve to the left, a distance of 332.16 feet to a point; said curve has a chord bearing and distance of South 43° 36' 28" East 323.81 feet; thence with a 25 foot radius curve to the right a distance of 36.99 feet said curve has a chord bearing and distance of South 23° 32' 58" East 33.71 feet, thence with a 121.05 foot radius curve to the left a distance of 34.34 feet, said curve having a chord bearing and distance of South 10° 43' 01" West 34.22 feet; thence South 2° 35' 28" West 574.97 feet to a point on the Davidson-Williamson Tennessee County line; thence with said county line North 73° 18' 12" West 394.47 feet to the point of beginning and containing 265,003 feet or 6.084 acres which tract contains a cemetery.

PARCEL II

A tract of land located in the Fifteenth Civil District of Williamson County, Tennessee, being more fully described as follows:

Beginning at a point on the east line of a tract conveyed to Brentwood Office Storage by deed recorded in Book 485, page 570, Register's Office of Williamson County, Tennessee, at the Davidson-Williamson Tennessee County line as established by Ragan-Smith-Murphy & Associates, Inc., and proceeding as follows:

Thence with the Davidson-Williamson Tennessee County line South 73° 18' 12" East, 103.00 feet; thence South

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12° 27' 51" East, 193.76 feet to the north margin of a cemetery as shown on said survey plat; thence along said cemetery margin South 79° 32' 51" West, 90.00 feet to a point on the east line of Brentwood Office Storage; thence with Brentwood Office Storage North 12° 27' 51" West, 240.79 feet to the beginning and containing 19,543 square feet or 0.45 of an acre.

The property described in Parcels I and II above are a part of the same property conveyed to Clyde Dixon & Associates, Inc. by deed from Carl E. Adams, Jr. and Advent Properties, Inc. by deed of record in Book 6742, page 417, Register's Office for Davidson County, Tennessee, and Book 567, page 939, Register's Office for Williamson County, Tennessee.

The following Easements for Ingress and Egress are also included in this conveyance in addition to the premises described in Parcels I and II above:

EASEMENT NO. 1

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County and the Fifteenth Civil District of Williamson County, Tennessee, being the proposed Summit View Drive (extended) and a proposed 32 foot road and being more fully described together as follows:

Beginning at a point on the west right-of-way line of Stone Brook Drive, a 50 foot road, that is 1755.27 feet south of Old Hickory Boulevard and proceeding as follows:

with the west right-of-way line of Stone Brook Drive South 10° 54' 27" West, 39.29 feet; thence leaving Stone Brook Drive, westwardly with the south margin of the proposed extension of Summit View Drive and a 25 foot radius curve to the left a distance of 13.67 feet; said curve has a chord bearing and distance of 55° 25' 35" West, 13.50 feet; thence, with a 270.65 foot radius curve to the left a distance of 77.22 feet; said curve has a chord bearing and distance of North 79° 15' 58" West, 76.96 feet; thence North 87° 26' 22" West, 266.87 feet; thence with a 426.05 foot radius curve to the right a distance of 82.30 feet; said curve has a chord bearing and distance of North 81° 54' 21" West, 82.17 feet; thence, with a 25 foot radius curve to the left a distance of 36.99 feet to a point on the east margin of a proposed 32 foot road; said curve has a chord bearing and distance of South 61° 14' 08" West, 33.71 feet; thence, with said east margin and an 89.05 foot radius curve to the left a distance of 25.26 feet; said curve has a chord bearing and distance of South 10° 43' 01" West, 25.17 feet; thence, South 2° 35' 28" West, 883.06 feet to the north margin of Church Street; thence with said margin and the City of Brentwood, North 85° 50' 33" West, 32.01 feet; thence, leaving the City of Brentwood, North 2° 35' 28" East, 882.18. feet; thence, with a 121.05 foot radius curve to the right a distance of 34.34 feet; said curve has a chord bearing and distance of North 10° 43' .01" East, 34.22 feet; thence, with a 25 foot radius curve to the left a distance of 36.99 feet to a point on the south margin of the proposed extension of Summit View Drive; said curve has a chord bearing and distance of North 23° 32' 58" West, 33.71 feet; thence, with said Summit View Drive and a 426.05 foot radius curve to the right, a distance of 506.20 feet; said curve has a chord bearing and distance of North 31° 54' 17" West, 476.94 feet; thence, North 2° 07' 56" East, 352.54 feet to a point on the south line of Revised Section One of The

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Summit; thence, with said south line, South 87° 41' 21" East, 32.00 feet; thence, leaving The Summit Section One, South 2° 07' 56" West, 352.44 feet; thence, with a 394.05 foot radius curve to the left, a distance of 616.03 feet; said curve has a chord bearing and distance of South 42° 39' 13" East, 555.18 feet; thence, South 87° 26' 22" East, 266.87 feet; thence, with a 302.65 foot radius curve to the right a distance of 86.35 feet; said curve has a chord bearing and distance of South 79° 15' 58" East, 86.06 feet; thence, with a 25 foot radius curve to the left a distance of 13.67 feet to the point of beginning, said curve has a chord bearing and distance of South 86° 45' 31" East, 13.50 feet, containing 1.689 acres.

Being a part of the same property conveyed to Carl E. Adams, Jr. by deed from Bailey Enterprises, Summitt, A Joint Venture between Union Financial Corporation and Bailey Enterprises, Inc. of record in Book 6530, page 656, Register's Office for Davidson County, Tennessee, and Book 527, page 567, Register's Office for Williamson County, Tennessee, and being part of the same property conveyed to Advent Properties, Inc. by deed from the Estate of John Holt of record in Book 6420, page 20, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Advent Properties, Inc. a Tennessee Corporation by deed from W. Wayne LeRoy, Substitute Trustee of record in Book 5655, page 478, and by deed from W. Wayne LeRoy, Substitute Trustee, of record in Book 5655, page 483, said Register's Office, and the same property conveyed to Advent Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Carl E. Adams, Jr., Trustee with full power, of record in Book 5910, page 17, said Register's Office, and by Quitclaim Deed of record in Book 5923, page 342, said Register's Office.

EASEMENT NO. 2

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying wholly within the boundary of The Summit, Section One, as recorded in Book 5200, page 594, Register's Office of Davidson County, Tennessee, and being more fully described as follows:

Beginning at a point on the westerly right-of-way of Stone Brook Drive, a 50 foot road, that is 393.6 feet south of the northeast corner of The Summit, Section One, as measured along the west right-of-way of Stone Brook Drive and proceeding as follows:

Westwardly and southwardly with a 24.31 foot radius curve to the left a distance of 35.71 feet, said curve has a chord bearing and distance of South 20° 48' 42" West 32.58 feet; thence, with a 206.27 foot radius curve to the right a distance of 3.46 feet, said curve has a chord bearing and distance of South 20° 47' 10" East, 3.46 feet; thence, with a 545.15 foot radius curve to the right a distance of 150.64 feet, said curve has a chord bearing and distance of South 12° 25' 00" East, 150.16 feet; thence, South 4° 30' 00" East, 91.50 feet; thence, with a 272.13 foot radius curve to the right a distance of 222.04 feet, said curve has a chord bearing and distance of South 18° 52' 30" West, 215.93 feet; thence, South 42° 15' 00" West, 157.88 feet to a point on the south boundary of The Summit that is 70.85 feet west of the southeast corner of The Summit; thence, with said south boundary line North 65° 24' 34" West, 27.29 feet; thence, North 42° 15' 00" East 166.16 feet; thence,

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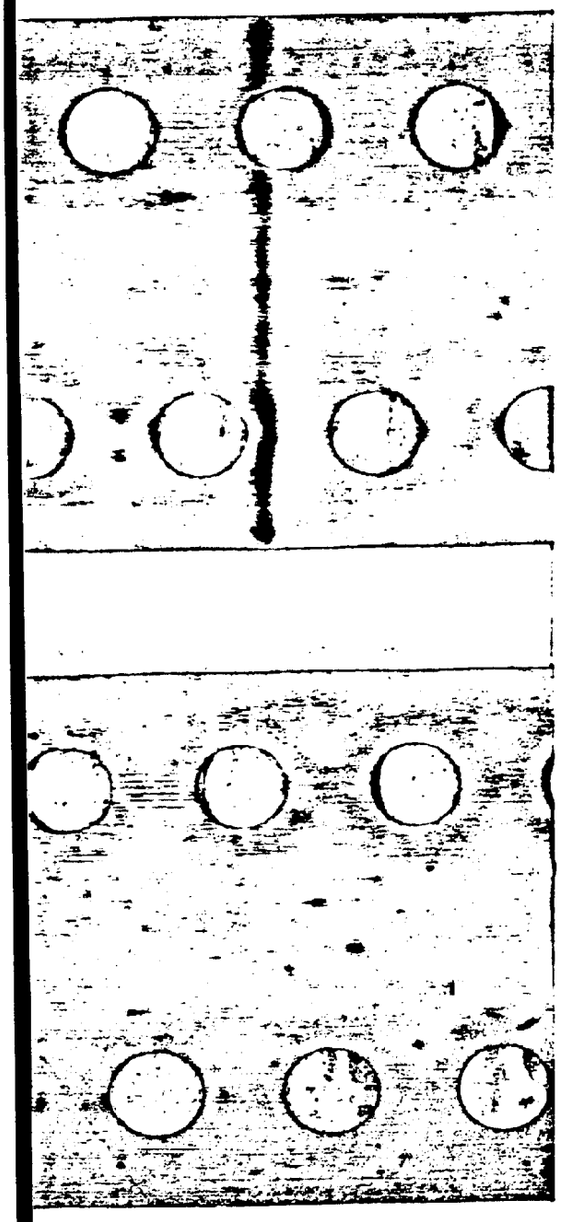
with a 246.13 foot radius curve to the left a distance of 200.82 feet, said curve has a chord bearing and distance of North 18° 52' 30" East, 195.30 feet; thence, North 4° 30' 00" West, 91.50 feet; thence, with a 519.15 foot radius to the left a distance of 143.47 feet, said curve has a chord bearing and distance of North 12° 25' 00" West, 143.02 feet; thence, with a 100.72 foot radius curve to the left a distance of 73.59 feet; said curve has a chord bearing and distance of North 32° 00' 00" West, 73.08 feet; thence, North 43° 40' 00" West, 33.06 feet; thence, with a 396.35 foot radius curve to the left a distance of 208.68 feet, said curve has a chord bearing and distance of North 58° 45' 00" West, 206.28 feet; thence, North 73° 50' 00" West, 192.00 feet; thence,
with a 322.47 foot radius curve to the left a distance of 217.95 feet, said curve has a chord bearing and distance of South 86° 48' 14" West, 213.83 feet; thence, South 67° 26' 26" West, 41.98 feet; thence, with a 463.18 foot radius curve to the left a distance of 189.43 feet, said curve has a chord bearing and distance of South 55° 43' 28" West, 188.12 feet; thence, with a 313.49 foot radius curve to the left a distance of 229.12 feet, said curve has a chord bearing and distance of South 23° 04' 13" West, 224.06 feet; thence, South 2° 07' 56" West, 111.65 feet to a point on the south boundary of The Summit that is 40.17 feet east of the southwest corner; thence, with the south boundary North 87° 41' 21" West, 32.00 feet; thence, North 2° 07' 56" East, 111.55 feet; thence, with a 345.49 foot radius curve to the right a distance of 252.51 feet, said curve has a chord bearing and distance of North 23° 04' 13" East, 246.93 feet; thence, with a 495.18 foot radius curve to the right a distance of 202.52 feet, said curve has a chord bearing and distance of North 55° 43' 28" East, 201.11 feet; thence, North 67° 26' 26" East, 41.98 feet; thence, with a 354.47 foot radius curve to the right a distance of 239.58 feet, said curve has a chord bearing and distance of North 86° 48' 14" East, 235.04 feet; thence, South 73° 50' 00" East, 192.00 feet; thence, with a 428.35 foot radius curve to the right a distance of 225.53 feet, said curve has a chord bearing and distance of South 58° 45' 00" East, 222.93 feet; thence, South 43° 40' 00" East, 33.21 feet; thence, with a 25 foot radius curve to the left a distance of 31.76 feet, said curve has a chord bearing and distance of South 80° 03' 29" East, 29.66 feet; thence, North 63° 32' 47" East, 2.70 feet to a point on the westerly right-of-way line of Stone Brook Drive; thence, with said line South 26° 27' 00" East, 41.70 feet to the point of beginning and containing 59,648 square feet or 1.37 acres.

Being part of the same property conveyed to Advent Properties, Inc., a Tennessee corporation, by Deed from W. Wayne LeRoy, Substitute Trustee, of record in Book 5655, page 478, and by Deed from W. Wayne LeRoy, Substitute Trustee, of record in Book 5655, page 483, said Register's Office, and the same property conveyed to Advent Properties, Inc., a Tennessee corporation, by Quitclaim Deed from Carl E. Adams, Jr., Trustee with full power, of record in Book 5910, page 17, said Register's Office, and by Quitclaim Deed of record in Book 5923, page 342, said Register's Office.

This is unimproved property..

The above described property was conveyed to Boatmen's Bank of Tennessee by Substitute Trustee's Deed from Gerald G. Patterson, Substitute Trustee, of record in Book 8539, Page 134, Register's Office of Davidson County, Tennessee and in Book 950, Page 978, Register's Office for Williamson County, Tennessee.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9115 PAGE 125

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
525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 28.00
TOTAL 1971.50
CHECK 1971.50

10/14/93 01 12:10 0001 1524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74165
IDENTIF. & REFERENCE

93 OCT 14 PM 12:09

FEE & TAX COLLECTED
DAVIDSON COUNTY, TN

No. 709787