**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 10th day of March, 1994 between Hanson Properties East, Inc., a Georgia corporation (herein "Grantor") and State of Tennessee, Department of Transportation, a _____ corporation (herein "Grantee").

**WITNESSETH**

That Grantor, for and in consideration of the sum Ten and No/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following premises, with hereditaments and appurtenances thereto appertaining, to-wit: Situate in District No. 14CD of Davidson County, Tennessee, and being more particularly described on **Exhibit "A"** attached hereto (the "Premises").

**TO HAVE AND TO HOLD** the said Premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized and possessed of the Premises, has its full power, authority and right to convey the same; that persons claiming by, through or under Grantor.

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT"A" HERETO. THIS DEED HAS BEE PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument as of the date first above written.

HANSON PROPERTIES EAST, INC.

By: Steven D. Armsey
Steven D. Armsey
Title: President

Attest: Kimberly S. Stamaris
Kimberly S. Stamaris
Title: Vice President

(CORPORATE SEAL)

Tax Map: 155-237
Tract #: 2-S
Project: Section 1-A Natchez Trace 19167-2602-04

38517
IDENTIFICATION REFERENCE

94 APR 13 AM 9:23
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

TAX MAP: 155-237

EXHIBIT A BOOK 9310 PAGE 499

LAND in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bounded in general by Brown heirs on the North, McCrory Lane on the East, Natchez Trace Parkway on the South, and Mary Smith on the West, more accurately described according to a survey by William Robert Seigenthaler, dated June 26, 1986, as follows:

Beginning at the point in the westerly margin of McCrory Lane, said point being the common boundary between the subject property and 24.33 acres, more or less, owed by the Brown heirs; thence with westerly margin of McCrory Lane, south 7 degrees 35 minutes 48 seconds west 530.00 feet to an iron pin (boundary marker 92) in the Natchez Trace Parkway property; thence north 49 degrees 30 minutes 25 seconds west 944.23 feet to an iron pin (boundary marker 91); thence south 74 degrees 21 minutes 56 seconds west 130.56 feet along the existing north boundary of the Natchez Trace Parkway to an iron pin in the easterly margin of Mary Smith property; thence north 6 degrees 45 minutes 02 seconds east 440.58 feet to a set rock in the southerly margin of the 24.33 acre tract of Brown heirs; thence south 60 degrees 22 minutes 45 seconds east 991.69 feet to the point of beginning, said tract containing 9.00 acres, more or less, according to the boundary survey of William Robert Seigenthaler, TN #177, dated June 26, 1986, and being all of the same property conveyed by Phillips Builders, Inc. to Hanson Properties East. Inc. as of record in Book 9246, Page 437, Register's Office of Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple, and all rights of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

The consideration mentioned herein includes payment for the property taken, also payment for incidental damages to the remainder compensable under eminent domain.

NEW OWNER: State of Tennessee
James K. Polk Building
Nashville, Tennessee 37219

SEND TAX BILLS TO: Exempt

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

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, Steven D. Armsey, of said county and state, Fulton County, Georgia, and ----------, as President and ----------, respectively, of Hanson Properties East, Inc., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who swore to and acknowledged that they executed the within instrument on behalf of said corporation for the purposes therein contained.

WITNESS my hand at office this 10th day of March, 1994

Karen M. Riscinto
Notary Public Karen M. Riscinto

My commission expires:
Notary Public, Fulton County, Georgia
My Commission Expires Jan. 24, 1995

(Notary Seal)






AA940630.218

BOOK 9310 PAGE 501

TENNESSEE

**THIS INSTRUMENT PREPARED BY:**
**TAXPAYER**
Hanson Properties East, Inc.
945 East Paces ferry Rd,
Suite # 2200
Atlanta, Georgia 30326

*** OWNER/RESPONSIBLE**
State of Tennessee **(EXEMPT)**
Department of Transportation
James K. Polk Building, Nashville, TN 37219
**Source of Grantor's Title:**
**Deed recorded in Deed Book** 9246 ,
**Page** 437 , **in the** Davidson
**County Register's Office**

**Tax Parcel No.** 155-237

**I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $** 90,500.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Steven D. Armsey, President
Hanson Properties East, Inc.
Steven D. Armsey
**Affiant**

**Subscribed and sworn to before me this** 10th **day of** March , 1994

Karen M. Riscinto
**Notary Public**

Karen M. Riscinto

My commission expires:
Notary Public, Fulton County, Georgia
My Commission Expires Jan. 24, 1995

**(Notary Seal)**

FULTON COUNTY, GA
NOTARY PUBLIC
KAREN M. RISCINTO

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