Pax 47

BOOK 9454 PAGE 566

THIS INSTRUMENT PREPARED BY:
Nancy R. Little
MCGUIRE, WOODS, BATTLE & BOOTHE
One James Center
Richmond, VA 23219

FROM: Circuit City Stores, Inc., f/k/a Wards Company, Inc.

TO: Stephen Douglas Wood and Sandra Wood Brassel

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Stephen Douglas Wood 5333 Hickory Hollow Lane Nashville, TN 37221	Same	163-246

94 SEP -2 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

87395
IDENTIF. & REFERENCE

STATE OF Virginia)
COUNTY OF Henrico)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Benjamin B. Cummings Jr.
Affiant V.P.

Subscribed to and sworn to before me, this the 31 day of August, 1994.

Notary Public

My Commission Expires November 30, 1997

My Commission Expires: _____

(SEAL)

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, Circuit City Stores, Inc., f/k/a Wards Company, Inc., a Virginia corporation, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Stephen Douglas

Wood and Sandra Wood Brassel, as tenants in common, hereinafter the GRANTEE, certain real property, together with all improvements constructed thereon, located in Davidson County, State of Tennessee, described as follows, to wit:

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

Said property is transferred expressly subject to the limitations, restrictions, and encumbrances set forth on said Exhibit B.

TO HAVE AND TO HOLD the said real property, together with all rights, appurtenances and interests thereunto belonging or in anywise appertaining to GRANTEE, their successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized of said real property and has a good right to convey it, and said real property is unencumbered, except as otherwise set forth herein and on Exhibit B; and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real property to GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, other than claims arising out of the encumbrances set forth herein and on Exhibit B described above, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed is executed, delivered and accepted, and the property hereby conveyed is made, expressly subject to the following:

> For a period of five (5) years from the date of recordation of this Deed, neither Grantee nor any of its successors or assigns shall use, sell or lease the property hereby conveyed to any individual or entity whose primary business to be operated in or from said property is the sale of audio and video hardware and accessories therefor. For purposes of the foregoing, the phrase "primary business" shall mean annual gross revenue from the sale of audio and video hardware, and accessories therefor, in or from said property in excess of ten percent (10%) of the annual gross revenue of such individual or entity from all operations in or from said property. Notwithstanding the foregoing, upon a bona fide sale or conveyance of the property hereby conveyed through foreclosure (or deed in lieu of foreclosure) of a deed of trust granting a lien on such property following the occurrence of an event of default thereunder, the foregoing restriction shall be of no further force and effect.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 31 day of August, 1994.

"GRANTOR"

[SEAL]
ATTEST:
TITLE: Asst. Secretary

CIRCUIT CITY STORES, INC.,
f/k/a WARDS COMPANY, INC.
BY: Benjamin B. Cummings, Jr.
Benjamin B. Cummings, Jr.
TITLE: Vice President - Real Estate

COMMONWEALTH OF VIRGINIA)
COUNTY OF Henrico)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin B. Cummings, Jr. and Joseph V Jagdmann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Vice President - Real Estate and Assistant Secretary respectively of Circuit City Stores, Inc., f/k/a Wards Company, Inc., the within named bargainor, a Virginia corporation, and that they, as such Vice President - Real Estate and Assistant Secretary 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 Vice President - Real Estate and him self as such Assistant Secretary.

Witness my hand and seal, at office in County of Henrico, Virginia, this the 31 day of August, 1994.

NOTARY PUBLIC

My Commission Expires:
I O My Commission Expires November 30, 1997

(SEAL)

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying east of Hickory Hollow Parkway, south of Bell Road, and north of Hickory Lane, known as Tract A-5, Hickory Hollow Mall, Section 7, of record in Book 5190, page 217, Register's Office for Davidson County, Tennessee, more particularly described according to survey of Barge, Waggoner, Sumner & Cannon, dated August 9, 1977, revised September 13, 1983, as follows:

Beginning at a point in the southerly margin of Bell Road, 461 ± feet east from the centerline of Hickory Hollow Parkway, said point being the northeast corner of Lot A-6, of record in Book 5190, page 327, R.O.D.C., Tennessee;

Thence, with the southerly margin of Bell Road along a curve to the right having a central angle of 02°54'58", a radius of 2,790 feet, a chord bearing N 60°42'04" E, 141.98 feet, and a curve length of 142.00 feet to a point;

Thence, South 27°45'00" E, 242.45 feet to a point in the northerly margin of Hickory Lane;

Thence, with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 18°05'36", a radius of 380 feet, a chord bearing S 34°11'06" W, 119.50 feet and a curve length of 120.00 feet to a point;

Thence, N 43°48'16" W, 131.98 feet to a point;

Thence, N 27°45' W, 168.00 feet to the point of beginning.

Being the same property conveyed to Wards Company, Inc., by deed from Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corporation, d/b/a Hickory Hollow Associates, a joint venture, of record in Book 6194, page 209, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying east of Hickory Hollow Parkway, south of Bell Road and north of Hickory Lane, known as Tract A-6, Hickory Hollow Mall, Section 11, of record in Book 5190, page 327, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the southerly margin of Bell Road, 284 ± feet east from the centerline of Hickory Hollow Parkway; thence, with the southerly margin of Bell Road along a curve to the right having a central angle of 3°38'06", a radius of 2,790 feet, 177.00 feet to a point; thence, S 27°45' E, 168.00 feet to a point; thence, S 43°48'16" E, 131.98 feet to a point in the northerly margin of Hickory Hollow Lane; thence, with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 4°58'16", a radius of 380 feet, 32.97 feet to a point; thence, S 20°10' W, 101.56 feet to a point, the beginning of a curve to the right; thence, with said curve to the right in a southwesterly direction, said curve having a central angle of 5°44'55", a radius of 270 feet, 27.09 feet to a point; thence, N 43°08'11" W, 217.30 feet to a point; thence N 38°28'10" W, 179.76 feet to the point of beginning.

Being the same property conveyed to Wards Company, Inc., a Virginia corporation, by quitclaim deed from Wards Company, Inc., a Virginia corporation, as the sole shareholder of Dixie of Tennessee, Inc., a voluntarily dissolved Virginia corporation, of record in Book 6203, page 428, Register's Office for Davidson County, Tennessee.

U:\1010\circuitc\hickory\exhibit.a

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the current year and subsequent years; supplemental assessments for improvements arising from or as a result of occupancy of the premises by Wood Enterprises, Inc., under Net Lease Agreement, effective November 2, 1991, a memorandum of which is recorded in Book 8565, page 451; taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

2. All matters, including, without limitation, setback lines, easements, conditions and notations (i) on a plan of record in Book 5190, page 217, Register's Office for Davidson County, Tennessee ("Register's Office"), which shows an Owner's Certificate, a 10-foot wide public utility drainage and landscaping easement along all four boundary lines, (ii) on the plan of Hickory Hollow Mall, Section Two (Revised), including Owner's Certificates, such plan being recorded in Book 5200, page 34, Register's Office and (iii) on Plat recorded in Book 5190, page 327, Register's Office, including, in the case of (i), (ii) and (iii), the following:

   (a) No building permit shall be issued for any lot indicated on this plat until a final development plan has been approved by the Metropolitan Planning Commission for each and every lot. Joint access with adjacent lots may be required based on the final development plans.

   (b) No direct access will be permitted to Bell Road from any lot. Limited access may be permitted to Hickory Hollow Parkway from lots.

   (c) No building permit shall be issued for any lot unless utilities and roads are constructed or a Performance Bond posted with the Metropolitan Planning Commission.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title and all other matters set forth in restrictions filed for record in Book 5125, page 769, and Book 5189, page 947, and amended by Second Amendment to Declaration of Protective Covenants of record in Book 5337, page 933, restated and amended in Book 5441, page 968, Amendment to Restated and Amended Declaration of Protective Covenants, recorded in Book 5792, page 491, Second Amendment recorded in Book 5951, page 26, Third Amendment recorded in Book 6011, page 163, and Fourth Amendment recorded in Book 6095, page 948, Register's Office, and any allied instrument(s) referred to in said restrictions.

4. Restrictions as contained in Book 5501, page 19, Register's Office.

5. Overhead line easements and underground utility easements set forth in instrument recorded in Book 5539, page 789, Register's Office.

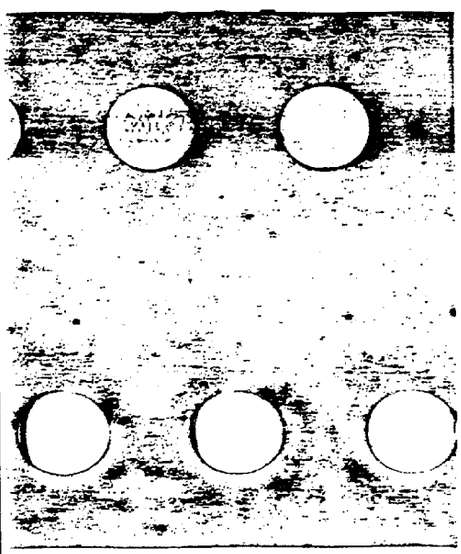
6. No direct access to Bell Road from either Tract 1 or Tract 2.

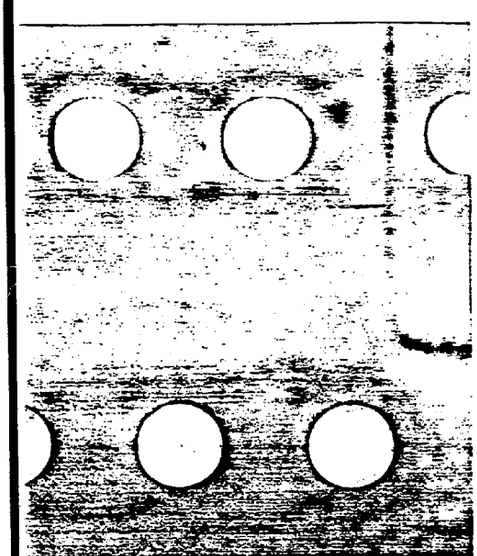
7. Building encroaches over the landscape and utility and drainage easements.

8. Encroachments, overlaps, boundary lines disputes and any matters, which would be disclosed by an accurate survey and inspection of the premises.

9. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law arising from or as a result of occupancy of the premises by Wood Enterprises, Inc. under Net Lease Agreement, effective November 2, 1991, a memorandum of which is recorded in Book 8565, page 451.

4666 09/02 0101 03CHECK 4654.00





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

RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 573

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 1250000.00
CON TX 4625.00
PRFEE 1.00
[illegible] 28.00
TOTAL 4654.00
CHECK 4654.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 09:34 0001 4666

87395
IDENTIF. # REFERENCE

94 SEP -2 AM 9:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 831040