[redacted]

0163031 Box 50-8

IDENTIF. & REFERENCE

This Instrument Prepared By:
STOKES & BARTHOLOMEW, P.A.
3310 West End Avenue, 4th Floor
Nashville, TN 37203

96 MAR 22 PM 1:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Corrections Corporation of America, a Delaware Corporation<br>102 Woodmont Boulevard<br>Nashville, Tennessee 37205 | Same | Map 131-6-A<br>Parcel 22 |

BOOK 9988 PG 180

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,675,000 .00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 1996.

Notary Public

My Commission Expires: 07/27/96

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tennessee Real Estate Investments, L.P., a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Corrections Corporation of America, a Delaware corporation, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

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

This is unimproved property known as Tract 22 on the Plan of the Resubdivision of Tracts 15 and 18 of Burton Hills.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[redacted]

BOOK 9988 PG 181

WITNESS its hand this the 15th day of March, 1996.

TENNESSEE REAL ESTATE INVESTMENTS, L.P., a Tennessee limited partnership

BY: Mertech Development Corporation
Its Managing Partner

BY: _____
Ronald M. Sohr
President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald M. Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Mertech Development Corporation, General Partner of Tennessee Real Estate Investments, L. P., a Tennessee limited partnership, the within named bargainor, and that he as such President of Mertech Development Corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by Mertech Development Corporation as General Partner by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this the 15th day of March, 1996.

_____
Notary Public

My Commission Expires:
7/17/96

[redacted]

BOOK 9988 PG 182

**EXHIBIT A**

Land in Davidson County, Tennessee, being Tract 22 on the Plan of the Resubdivision of Tracts 15 and 18 of Burton Hills, of record in Book 6900, page 607, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to Tennessee Real Estate Investments, L. P., by Quitclaim Deed from Mertech Realty, L. P., a Tennessee limited partnership, of record in Book 9203, page 361, Register's Office for Davidson County, Tennessee.

**THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:**

1. 1996 Davidson County Metropolitan Government taxes and subsequent years.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in the Declaration of Covenants, Conditions and Restrictions for Burton Hills Office Park, of record in Book 6470, page 366, said Register's Office.

4. Charter of Burton Hills Office Association, Inc. of record in Book 6468, page 202, as amended in Book 6921, page 222, said Register's Office.

5. Declaration of Reciprocal Rights and Easements of record in Book 7703, page 301, said Register's Office.

6. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7519, page 978, said Register's Office.

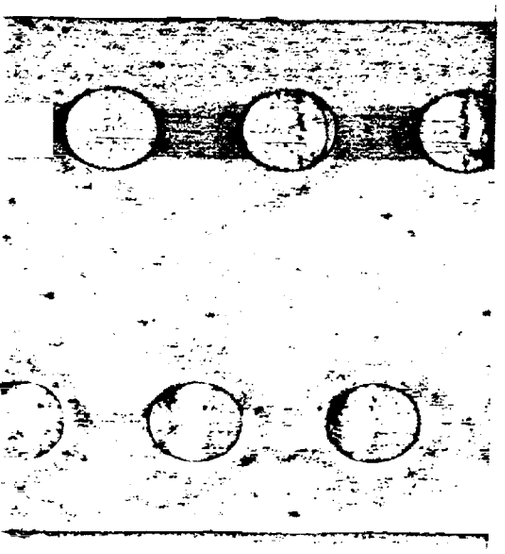
7. All matters as shown on Plat recorded in Book 6250, page 978, as amended by Book 6900, page 304, said Register's Office.

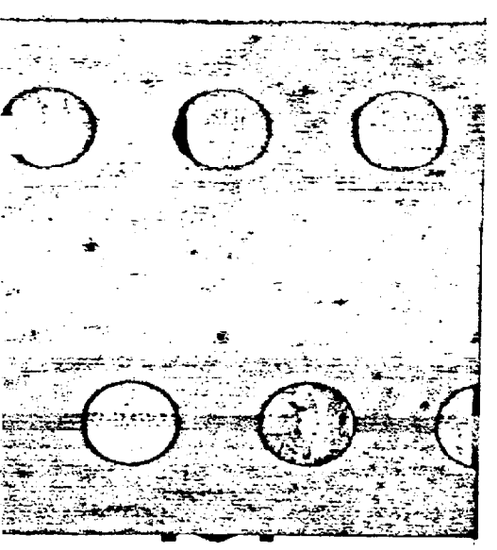
8. All matters as shown on Plat record in Book 6900, page 607, said Register's Office.

9. Agreement of record in Book 9780, page 832, said Register's Office.

10. All matters as shown on the survey of Gresham, Smith and Partners, Larry D. Epps, Registered Land Surveyor, Tennessee License No. 1536, dated December 11, 1995, bearing File No. 16043.00-Phase 22.

1568 03/22 0101 03CHECK 6210.50





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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 183

| | | | | | |
|---|---|---|---|---|---|
| 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
1675000.00
CON TX 6197.50
PRFEE 1.00
WDEED 12.00
TOTAL 6210.50
CHECK 6210.50

03/22/96 01 14:01 0001 1568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163031
IDENTIF. # REFERENCE

96 MAR 22 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019607