BOOK 10223 PG 348

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

SPECIAL WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Belle Forest Associates I, LLC 4121 Hillsboro Road, Suite 302 Nashville, Tennessee 37215	Same	142 214

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First American National Bank successor by merger with Citizens Bank ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Belle Forest Associates I, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $600,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of October, 1996.

NOTARY PUBLIC

My Commission expires: January 24, 1998.

This is improved property located at 222-224 Old Hickory Boulevard, Nashville, Tennessee.

And Grantor covenants with Grantee that the Property is free from all encumbrances except real estate taxes for 1996 which have been prorated between Grantor and Grantee as of this date and those matters shown in Exhibit "B" attached hereto and incorporated herein by reference.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 10th day of Oct, 1996.

FIRST AMERICAN NATIONAL BANK,
successor by merger with
Citizens Bank

By: McCoy C. Zachry

Title: S.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sarah M. Hill of the State and County aforesaid, personally appeared McCoy C. Zachry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Sr.Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 10th day of Octcber, 1996.

Sarah M. Hill
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: January 24, 1998.

FA060B/14

EXHIBIT "A"

Being a tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being all the lands conveyed to Citizens Bank, c/o 1st City Bancorp, Inc. in Book 9462, Page 469, Register's Office for Davidson County, Tennessee, being bound on the north by Lands of Kinfolk Realty Company, Book 9100, Page 980, on the east by Lands of J. W. English Development Company, Book 9600, Page 935, on the southeast by Lands of Belle Forest Properties, Book 4929, Page 325, on the south by Lands of William and Martha Minneci, Book 9013, Page 131, and on the west by the easterly right-of-way line of Old Hickory Boulevard and being more particularly described according to a Boundary Survey by Robert B. Reed, R.L.S. #1558, dated August 20, 1996, revised September 11, 1996 as follows:

Beginning at a PK nail set on the easterly right-of-way line of Old Hickory Boulevard, at the southwesterly corner of Kinfolk Realty Company, said point lying 835.31 feet along the new northerly right-of-way line of Old Hickory Boulevard from the westerly radius return off U.S. Highway 70-S (S.R. 1), thence, leaving said right-of-way line, and with the southerly line of Kinfolk Realty Co., S 64° 09' 00" E crossing an iron pin found at 243.41 feet, and 244.20 feet in all to an iron pin set in the westerly line of J. W. English Development Co., and the southeasterly corner of Kinfolk Realty, thence, leaving Kinfolk and with the westerly line of J. W. English, S 31° 43' 00" W 90.96 feet to an iron pin set at the northerly most corner of Belle Forest Properties, thence leaving said westerly line of J. W. English, and with the northwesterly line of Belle Forest Properties, S 64° 40' 53" W 96.67 feet to an iron pin found at the northeasterly corner of Lands of William and Martha Minneci, thence, leaving Lands of Belle Forest Properties, and with the northerly line of Minneci, N 64° 11' 57" W 169.44 feet to a PK nail set on the aforementioned easterly right-of-way line of Old Hickory Boulevard, thence, leaving Minneci's northwesterly corner, and with said easterly right-of-way line, with a curve to the right, said curve having a radius of 1,392.39 feet, a central angle of 1° 51' 15" and an arc length of 45.06 feet, with a chord bearing and chord of N 21° 29' 55" E 45.06 feet to a PK nail set at the point of tangency, thence, still with said right-of-way, N 25° 10' 27" E 121.02 feet to the point of beginning; containing 36,874 square feet, or 0.85 acres more or less, according to survey by SEC, Inc. dated August 20, 1996.

Being subject to a 20 foot wide easement for sewer line in Book 8019, Page 156, to an ingress/egress easement, in Book 5582, Page 432; and to a Second Amendment creating a common egress easement in Book 8339, Page 344, and re-recorded in Book 8404, Page 811; to an ingress/egress easement as shown on the final plat in Book 5190, Page 61; to a 10 foot wide public utility easement along the rear lot line as shown on the final Plat of record in Book 5190, Page 61, and depicted again in Book 5582, Page 434; being shown on that same instrument is a 10 foot wide public utility easement along the front of subject lot, and contiguous to the right-of-way line as shown, the right-of-way has been widened, (Book 7874, Page 749)

therefore, the easement is now either moved to the new right-of-way, or now ceases to exist, though the title search shows no abandonment of such; the easement in Book 8249, Page 209, does not affect this lot; an Amendment to common egress and ingress easement in Book 9139, Page 119, all being of record in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Citizens Bank, by Deed of record in Book 9462, Page 469, said Register's Office. The said Citizens Bank has since merged into First American National Bank as evidenced by Secretary's Certificate of record in Book 10155, Page 432, said Register's Office.

EXHIBIT "B"

1. 1996 Taxes, a lien which is not yet due and payable. Tax Parcel No. 142-214.

2. All matters shown on Plat recorded in Book 5190, Page 61, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties, as set forth in instrument recorded in Book 8019, Page 156, and Book 8248, Page 209, said Register's Office.

4. Amendment creating a Common Egress and Ingress Easement of record in Book 5582, Page 432, Book 8339, Page 344, Book 8404, Page 811, and Book 9139, Page 119, said Register's Office.

5. Survey Number 96088.2, revised September 11, 1996, prepared by SEC, Inc., Surveyors, indicates the following:

   (a) Overhead line crossing southeasterly corner of subject property.

   (b) Wall corner encroaches onto property to the east.

   (c) Dumpster pad encroaches onto property to the northeast.

   All as more particularly shown on said survey.

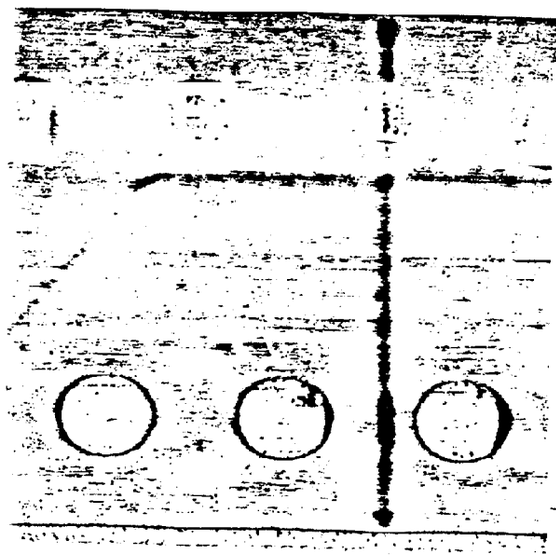
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IDENTIF. & REFERENCE

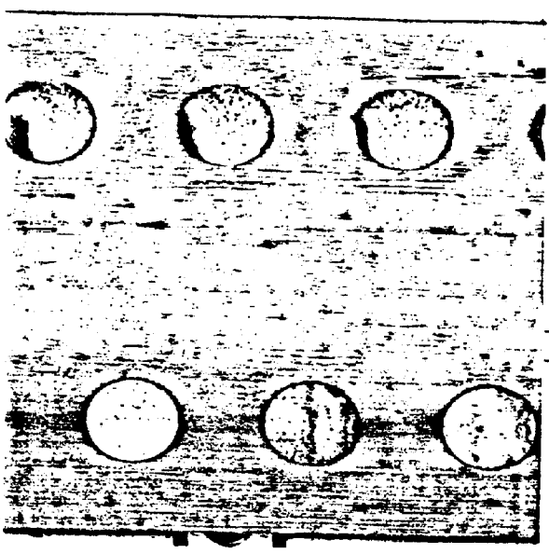
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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

FA0608/17

9145 10/11 0101 03CHECK 2245.00





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

RECEIVED OF _____

FOR _____

BOOK 10223 PG 354

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 600000.00
				CON TX 2220.00
				PRFEE 1.00
				WDEED 24.00
				TOTAL 2245.00
				CHECK 2245.00
10/11/96	01			13:11 0001 9145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235281
IDENTIFICATION REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

№ 1076193

No [redacted]