FROM: Devon Hills Partners, L.P.
By C. M. Corporation, General Partner

TO: The Metropolitan Government of Nashville and Davidson County

THIS INSTRUMENT PREPARED BY:
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
Public Property Administration
222 Third Avenue North - Suite 650
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address of new owner:
The Metropolitan Government of Nashville and Davidson Co., TN
222 Third Avenue North - Suite 650
Nashville, Tennessee 37201

Map and Parcel Number:
Map 142
Parcel 289

PICK-UP

96 DEC 20 PM 3:07
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0257907

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, and other good an valuable consideration, and as authorized by Ordinance No. O96—518, receipt of all of which is hereby acknowledged, Devon Hills Partners L.P. by C.M. Corporation, General Partner, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the Metropolitan Government of Nashville and Davidson county, Tennessee ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Real property located in Nashville and Davidson County, Tennessee, described as **Map 142, Parcel 289** and further described as set out below:

Being a parcel of land in Nashville, Second Civil District, thirty-fifth Councilmanic District, Davidson County, Tennessee, located in the westerly right-of-way of Old Hickory Boulevard, also located along the northerly right-of-way of the Seaboard Systems Railroad, being part of the master plat of Devon Hills, as of record in book 6900, Page 398, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Old Hickory Boulevard and the northerly right-of-way of Seaboard Systems Railroad, said point being a concrete monument;

THENCE, with said northerly right-of-way line, the following calls: S 81° 30' 15" W, 163.44 feet to an iron pin; S 08° 29' 45" E, 25.00 feet to an iron pin; S 81° 30' 15" W, 437.08 feet to an iron pin;

THENCE, leaving said right-of-way, with a curve to the left 103.90 feet to a concrete monument in the northerly right-of-way of Hicks Road, said curve having a central angle of 21° 43' 02", a radius of 274.11 feet, a tangent of 52.58 feet, and a chord of N 68° 37' 58" W, 103.28 feet;

THENCE, with a curve to the left 203.21 feet to a concrete monument, said curve having a central angle of 17° 48' 09", a radius of 654.00 feet, a tangent of 102.43 feet, and a chord of N 63° 39' 43" E, 202.39 feet;

THENCE, N 54° 45' 38" W, 200.87 feet to a concrete monument;

THENCE, with a curve to the right 240.72 feet to a concrete monument, said curve having a central angle of 17° 54' 43", a radius of 770.00 feet, a tangent of 121.35 feet and a chord of N 63° 42' 59" E, 239.74 feet;

THENCE, N 72° 40' 20" E, 20.00 feet to a concrete monument;

THENCE, with a curve to the right 47.12 feet to a concrete monument in the westerly right-of-way of Old Hickory Boulevard, said curve having a central angel of 90° 00' 00", a radius of 30.00 feet, a tangent of 30.00 feet and a chord of S 62° 19' 40" E, 42.43 feet;

THENCE, along said right-of-way, S 17° 19' 40" E, 232.86 feet to the point of beginning.

Containing some 112,872 square feet or 2.59 acres, more or less, according to a survey by Barge, Waggoner, Sumner and Cannon, Inc., File 8775-12, dated October 2, 1996.

The herein above-described property is further set forth in Exhibit A attached hereto.

Being part of the real property conveyed to Grantor, Devon Hills Partners, L.P., from Devon Hills Development Corporation of record in Book 8504, page 466, R.O.D.C., Tennessee.

Said property shall revert to the Grantor in the event the Metropolitan Government of Nashville and Davidson County, Tennessee, ceases to use the property for a park or other public purposes.

The Grantor herein represents to the Metropolitan Government that to its/their knowledge the property is and has been operated in compliance with all applicable federal, state and local laws, ordinances and rules regulating the use of property relating to environmental matters.

The Metropolitan Government shall not be bound by any provisions of or subject to any liability or assessment under any provision or any adopted planned unit development or association regulations.

TO HAVE AND TO HOLD the said real property together will all appurtenances and hereditaments thereto belonging or in any wise appertaining to Grantee, its successors or assigns, forever.

GRANTOR covenants and binds itself, its assigns and representatives (successors) to warrant specially and forever to defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor executes this instrument on this 3 day of December, 1996.

C.M. CORPORATION, GENERAL PARTNER,
DEVON HILLS PARTNERS, L.P., BY:
THOMAS F. CORCORAN, PRESIDENT

Thomas F. Corcoran, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charlene J. Smith, a Notary Public, **Thomas F. Corcoran**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged himself to be President of C.M. Corporation, General Partner, Devon Hills Partners, L.P., a corporation, and is authorized by the corporation to execute this instrument of behalf of the corporation.

WITNESS my hand, at office, this 3 day of December, 1996.

My commission expires: Jan 29, 2000

Notary Public

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Thomas F. Corcoran, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

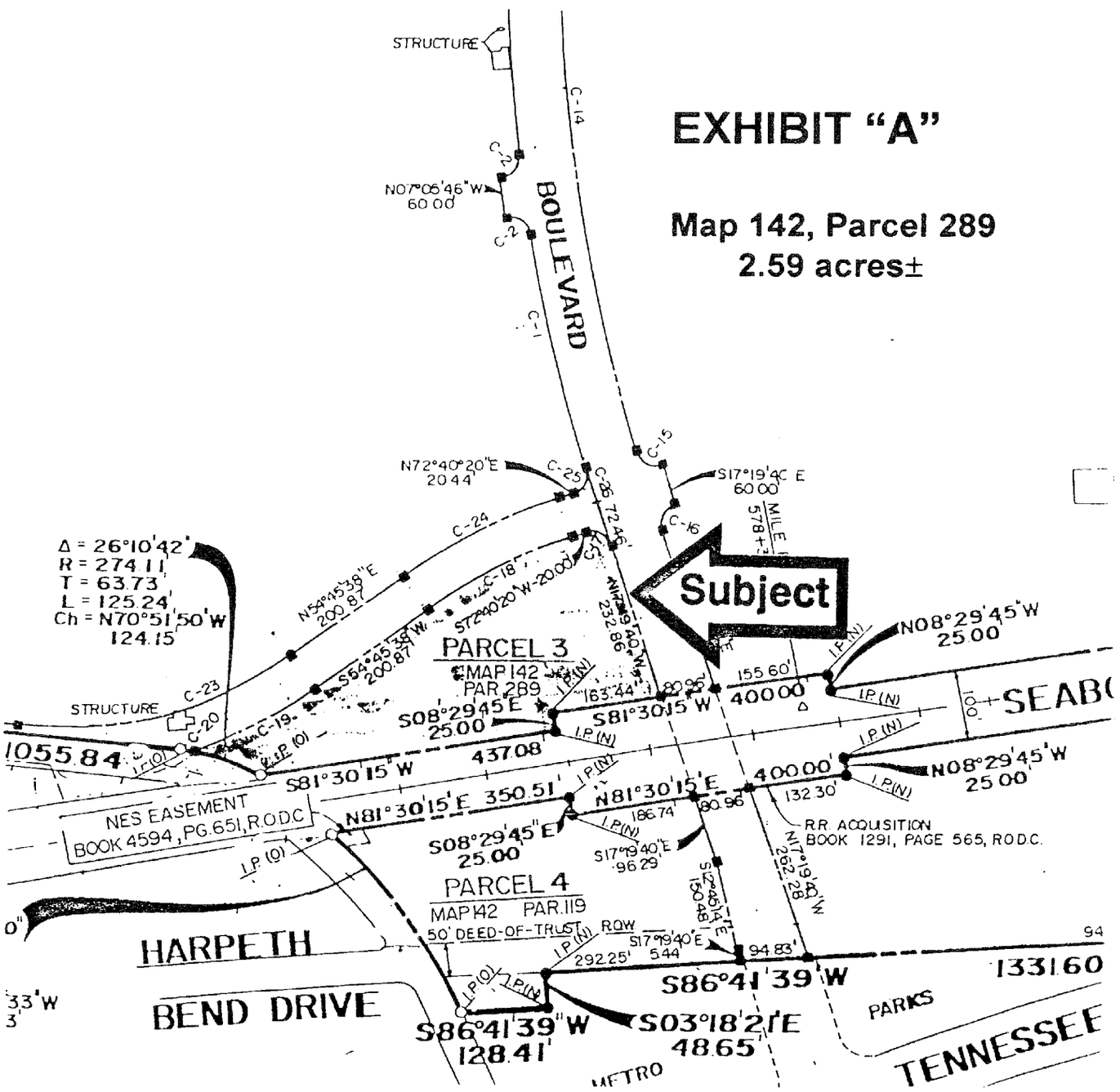
Sworn to and subscribed before me this 3 day of December, 1996.

My commission expires: Jan 29, 2000

Notary Public

EXHIBIT "A"

Map 142, Parcel 289
2.59 acres±



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

BOOK 10297 PG 869

DEVON HILLS PARTNERS, L.P.
c/o CORCORAN/MADDOX COMPANIES
P. O. Box 150764
Nashville, Tennessee 37215-0764
(615) 386-9242
Fax (615) 298-5974

December 20, 1996

Mr. Joe Swing
Metropolitan Government
of Nashville and Davidson County
222 Third Avenue North
Suite 650
Nashville, TN 37201

VIA: Courier

RE: Map 142, Parcel 289 (Exhibit A)

Dear Mr. Swing:

As General Partner of Devon Hills Partners, L.P. (Grantor) we hereby grant the Metropolitan Government of Nashville and Davidson County (Grantee) the right to remove the above referenced Parcel from the existing Planned Unit Development at any time in the future should the Grantee choose to do so. This authorization is contingent upon the acceptance of the referenced property by the Grantee.

Sincerely yours,

C/M Corporation, General Partner

Thomas F. Corcoran, President

9013 12/20 0101 01CASH 20.00