THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South #200
Franklin, Tennessee 37064

BOOK 10452 PG 344

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 12TH day of ~~March~~ May, 1997.

Melinda Dukes-Pruden
Notary Public

My Commission Expires: 11-28-98

ADDRESS NEW OWNER(S) AS FOLLOWS:

Saba Ventures, Inc.
1431 Wall St.
Murfreesboro TN 37130

SEND TAX BILLS TO:

Saba's Ventures, Inc
1431 Wall St.
Murfreesboro TN 37130

MAP-PARCEL NUMBERS:

Map 149
Parcel 35.2

SPECIAL WARRANTY DEED

This Special Warranty Deed made on ~~March~~ May 12, 1997, by CRT Hamilton Corporation, a Tennessee Corporation ("Grantor") to Saba Ventures, Inc., a Tennessee Corporation ("Grantee").

Grantor, in consideration of $10.00, paid by Grantee to CRT Hamilton Corporation, a Tennessee Corporation, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever the following described property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being a portion of the same property conveyed to CRT Hamilton Corp. by deed from Tennessee Land Investors, a Tennessee Limited Partnership, of record in Book 10289, page 148, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Subject to the following exceptions: BOOK 10452 PG 345

1. 1997 taxes, a lien, which are not yet due and payable.

2. Open space easement(s), as set forth in instrument recorded in Book 7465, page 739, as modified by Book 7661, page 151, and Book 10342, page 736, RODC.

3. Sanitary sewer easement(s), as set forth in instrument recorded in Book 7666, page 156, RODC.

4. Drainage Easement of record in Book 7465, page 756, RODC.

5. Joint access Easement Agreement of record in Book 7465, page 746, as modified by Book 10342, page 732, RODC.

6. All matters shown on Plat recorded in Book 7900, page 77, RODC.

7. All matters shown on Plat recorded in Book 8250, page 697, RODC.

8. All matters shown on Survey prepared by Thomas, Miller & Partners, Surveyors (Survey Number 95019) dated 3/20/95, last revised 12/14/95, including, but not limited to the power poles and overhead electric lines as shown on said survey.

9. Joint Easement Agreement between CRT Hamilton Corporation, and Saba's Ventures, Inc. recorded in Book 10435 page 443 RODC, as amended in Book 10451, page 705.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor does hereby covenant with Grantee his heirs, successors, and assigns, that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and representative, to warrant specially and forever defend the title to the property conveyed to Grantee, his heirs, successors, and assigns against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

In Witness Whereof, Grantor has executed this deed on the date first written above.

CRT HAMILTON CORPORATION

By: _____

Its: President

0304367

IDENTIFICATION REFERENCE

PICK-UP

97 MAY 13 AM 10:46

DAVIDSON COUNTY, TN.

BOOK 10452 PG 346

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shaun G. Kilpatrick, who acknowledged that he is the President of CRT Hamilton Corporation, a Tennessee Corporation, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained by signing the name of CRT Hamilton Corporation by the said Shaun G. Kilpatrick as such President.

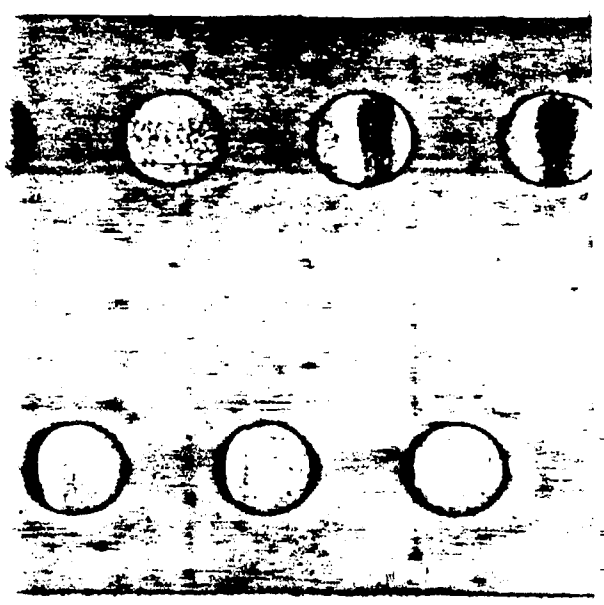
Witness my hand and official seal this 15th day of ~~March~~ April, 1997.

Laurell M. Skaggs
Notary Public

My Commission Expires:

LAURELL M. SKAGGS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES DEC. 20, 1999

0440 05/13 0101 03CHECK 642.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

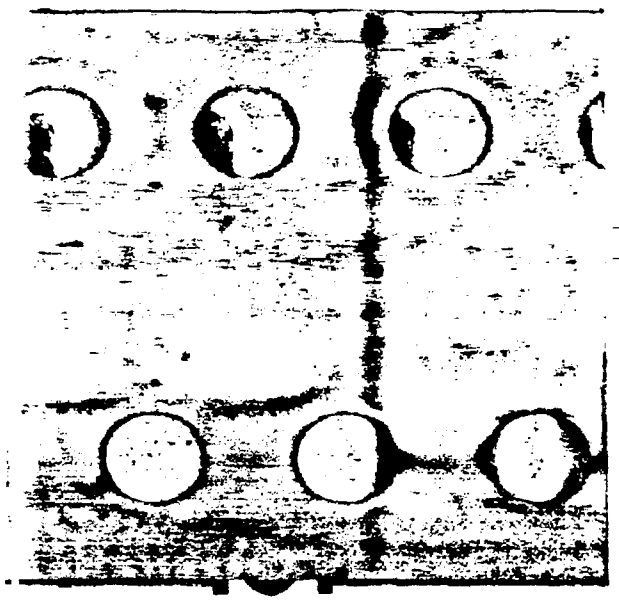
RECEIVED OF _____

FOR _____

BOOK 10452 PG 347

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 170000.00
COM TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00
CHECK 642.00

05/13/97 01 10:48 0001 04-0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03043367
IDENTIF. & REFERENCE

97 MAY 13 AM 10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1150480