BK 1573 PG 103

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SPECIAL WARRANTY DEED

BOOK 10628 PG 809

FROM: JAMES W. AYERS,
Grantor

TO: HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, a North Carolina limited partnership,
Grantee

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church St., Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes**	**Map-Parcel Numbers**
Highwoods/Forsyth Limited Partnership c/o Highwoods/Eakin & Smith 2100 West End Avenue Suite 950 Nashville, TN 37203	Same	Map 12D-C, Parcel 5 (Williamson County) Map 159, Parcel 221 (Davidson County)

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Million One Hundred Forty Five Thousand and No/100 Dollars ($1,145,000.00).

W. Bin Reames
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of October, 1997.

Julie A. Carlson
Notary Public

JULIE A. CARLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of One Million One Hundred Forty Five Thousand and No/100 Dollars ($1,145,000.00), the receipt and sufficiency of which are hereby acknowledged, JAMES W.

AYERS (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto HIGHWOODS/FORSYTH LIMITED PARTNERSHIP, a North Carolina limited partnership (the "Grantee"), its successors and assigns a certain tract or parcel of land in Williamson County and Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 26 on the plan entitled "Maryland Farms Section 16."

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor hereby represents and warrants that the Property is not his personal residence.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those

matters set forth on Exhibit B hereto, to which this conveyance is expressly made subject.

Witness my hand as of the 1st day of October, 1997.

GRANTOR:

James W. Ayers

JAMES W. AYERS

STATE OF TENNESSEE)
COUNTY OF Decatur)

Personally appeared before me, Annice Smith, a Notary Public of said County and State, JAMES W. AYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of September 1997.

Annice Smith
Notary Public

My Commission Expires: 1-20-99

ANNICE SMITH NOTARY PUBLIC AT LARGE DECATUR CO. TENN.

Exhibit A to Special Warranty Deed

Property Description

MARYLAND FARMS SITE

A tract of land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, and the 15th Civil District of Williamson County, City of Brentwood, Tennessee, and being Lot 26 as shown on the plan entitled "Maryland Farms Section 16" as recorded in Plat Book 14, page 58, Register's Office for Williamson County, Tennessee, and also described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee, dated September 25, 1996 and updated September 23, 1997, project number 78-063/5292 and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of Old Hickory Boulevard (a 120 foot wide road) said monument being the northwest corner of lot 13 as shown on the plan entitled "Maryland Farms Section 7" as recorded in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee; thence

1. Leaving the southerly right of way line of Old Hickory Boulevard and with the westerly line of lot 13, S 08° 34' 34" E, 51.62 feet, (S 09° 24' 28" E, 51.38' recorded) to an existing concrete monument; thence

2. With said westerly line, S 03° 20' 55" W, 40.56 feet, (S 02° 31' 06" W, 40.80' recorded) to an iron pin set; thence

3. With said westerly line, S 17° 38' 12" W, 144.58 feet, (S 17° 42' 53" W, 144.70' recorded) to an existing iron pin; thence

4. With said westerly line, N 83° 16' 37" W, 14.42 feet, (N 82° 56' 48" W, 14.20' recorded) to an iron pin set; thence

5. With said westerly line, S 41° 29' 22" W, 46.32 feet, (S 41° 55' 26" W, 46.80' recorded) to an existing iron pin; thence

6. With said westerly line, S 16° 44' 53" W, 59.28 feet, (S 16° 14' 33" W, 59.00' recorded) to an existing iron pin; thence

7. With the northerly line of lot 1 as shown on the Plan entitled "Maryland Farms Section 54" as of record in Plat Book 20, page 38, Register's Office for Williamson County, Tennessee, S 85° 15' 17" W, 417.78 feet (S 85° 08' 41" W, 418.33' recorded) to an iron pin set in the northeasterly right-of-way line of the cul-de-sac curve of Continental Place; thence

8. With said northeasterly cul-de-sac curve, 50.00 feet along the arc of a curve that has a radius of 50.00 feet to an existing iron

pin, said curve has a chord bearing and distance N 07° 48' 42" E, 47.94 feet, (chord bearing and distance N 07° 41' 37.5" E, 47.94' recorded); thence

9. Leaving said right-of-way line and with the southeasterly line of lot 64 as shown on the plan entitled "Maryland Farms Section 53" as of record in Plat Book 19, page 20, Register's Office for Williamson County, Tennessee, N 69° 02' 46" E, 93.92 feet (N 69° 02' 46" E, 93.95' recorded) to an existing iron pin; thence

10. With the easterly line of lot 64, N 04° 49' 26" E, 287.31 feet (N 04° 42' 35" E, 287.36' recorded) to an existing iron pin in the southerly right-of-way of Old Hickory Boulevard, thence

11. With said southerly right-of-way line, S 88° 01' 40" E, 398.76 feet (S 88° 08' 32" E, 398.58' recorded) to the point of beginning and containing 134,682 square feet or 3.092 acres, more or less, as calculated by the above courses and distances which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Said property is located on Continental Place, Brentwood, Tennessee, 37027.

Being the same property conveyed to James W. Ayers by Deed from Carl A. Gardner and Marilyn A. Gardner in Book 9655, page 847, Register's Office for Davidson County, Tennessee and in Book 1286, page 264, Register's Office for Williamson County, Tennessee.

This description was taken from a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee, dated September 25, 1996 and updated September 23, 1997, project number 78-063/5292.

Exhibit B to Special Warranty Deed

Encumbrances

1. Williamson County taxes for 1997, a lien but not yet due and payable.

2. City of Brentwood taxes for 1997, a lien but not yet due and payable.

3. Davidson County taxes for 1997, a lien but not yet due and payable.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 635, page 680, Register's Office for Williamson County, Tennessee, and in Book 7079, page 59, Register's Office for Davidson County, Tennessee, and as supplemented in Book 1354, page 658, Register's Office for Williamson County, Tennessee, and of record in Book 9896, page 386, Book 1461, page 116, re-recorded in Book 1465, page 451, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 14, page 58, said Register's Office.

6. All matters shown on the survey prepared by Jackie L. Dillehay, RLS Tenn. No. 1417, Ragan-Smith Associates, dated September 25, 1996, last updated September 23, 1997.

State of Tennessee, County of WILLIAMSON
Received for record the 01 day of
OCTOBER 1997 at 11:31 AM. (REC# 236716)
Recorded in official records
Book 1573 Page 103- 108
Notebook 58 Page 382
State Tax $ 4236.50 Clerks Fee $ 1.00,
Recording $ 24.00, Total $ 4261.50,
Register of Deeds SADIE WADE
Deputy Register SUE WAY

97 OCT -1 PM 12:47

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

0354283
IDENTIFICATION REFERENCE

4804 10/01 0101 03CHECK 24.00