Bk 57

BOOK 10724 PG 664

SPECIAL WARRANTY DEED

FROM: CBC Limited, a Tennessee limited partnership, Grantor

TO: The Glenridge Development, L.L.C., a Georgia limited liability company Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
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
Glenridge Development L.L.C. 5570 Glenridge Dr. (P.O. Box 421669) Atlanta, Georgia 30342	Same	part of 72-2-140

97 DEC 17 AM 11:02

0381109

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty-one Thousand Eight Hundred Forty-eight and No/100 Dollars ($151,848.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of December, 1997.

Notary Public

My Commission Expires: 1/27/2001

FOR AND IN CONSIDERATION OF the sum of One Hundred Fifty-one Thousand Eight Hundred Forty-eight and No/100 Dollars ($151,848.00), the receipt and sufficiency of which are hereby acknowledged, CBC LIMITED, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Glenridge Development, L.L.C., a Georgia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in 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 _____ Gallatin Road, Nashville, Tennessee.

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 further covenant and binds its self, its 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 (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 12 day of December, 1997.

CBC LIMITED, a Tennessee limited partnership

By: Rebel Company, Inc., its general partner

By: _____
R. E. Baulch, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Connie L. Edwards, a Notary Public of said County and State, personally appeared R. E. Baulch, Jr., 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 (or other officer authorized to execute the instrument) of REBEL COMPANY, INC., the General Partner of CBC LIMITED, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of Rebel Company, Inc., the General Partner.

Witness my hand and seal, at Office in Nashville, this 12th day of December, 1997.

Connie L. Edwards
Notary Public

My Commission Expires: 1/27/2001

EXHIBIT A

Property Description

BOOK 10724 PG 6

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

A tract or parcel of land fronting 192 feet 9 inches on the westerly margin of Gallatin Road, between the Inglewood Theater building on the south and the Inglewood Methodist Church on the north, and extending back between parallel lines 264 feet, more or less, to the easterly margin of Baxter Avenue.

Less and Excluding Lot 1 on the Plan of Inglewood Retail Center (the "Plat") of record in Book 9700, page 518, Register's Office for Davidson County, Tennessee.

The foregoing property is the strip of land lying on Gallatin Road immediately to the Southwest of Lot 1 on the Plat and Northeast of the line shown in Lot 2 on the Plat as "Original Parcel Line to be abandoned by the Recording of this Plat".

BEING a portion of the same property conveyed to CBC Limited, a Tennessee limited partnership, by Deed of Record in Book 7101, page 150, as corrected in Book 7101, page 155, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 10724 PG 667

Encumbrances

1. 1997 Taxes, a lien, which are not yet due and payable, which have been prorated and will be paid by Grantee.
Tax Parcel Nos. 72-2-141.

2. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

3. Agreement for Use of record in Book 3946, page 388.

4. All matters shown on Plat recorded in Book 9700, page 518 in said Register's Office and on the plat of record in Book 894, pages 640 and 641 and modified in Book 3710,. page 437 said Register's office, to the extent not voided, vacated or superseded.

5. Sewer Perpetual Permit as set forth in instrument recorded in Book 1846, page 550, in said Register's Office.

6. Sewer Easement(s), as set forth in instrument recorded in Book 498, page 51, in said Register's Office.

2204 12/17 0101 03CHECK 578.84

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

RECEIVED OF _____

FOR _____

BOOK 10724 PG 668

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	151848.00
CON TX	561.84
PRFEE	1.00
WDEED	16.00
TOTAL	578.84
CHECK	578.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/97 01 11:04 0001 2204

0381109
IDENTIF. & REFERENCE

97 DEC 17 AM 11:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232957