Bk 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

SPECIAL WARRANTY DEED

Pg 10[illegible]91

Name and Address of New Owner: **SDL Hermitage, LLC** 4000 Piedmont Parkway, Suite 130 High Point, NC 27265
Send Tax Bills To: **New Owner**
Street Address of Subject Property: (Unimproved)
Map-Parcel No: **75-171**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **SDL HERMITAGE, LLC, a North Carolina limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to:

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rightrs of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 23rd day of December, 1997.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: Wm. L. Flagle, Jr.

Title: SVP

BY: Linda Morris

Title: Commercial Loan Officer

STATE OF Tennessee]

COUNTY OF Sullivan]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William L. Flagle Jr. and Linda N. Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the Sr. Vice President and Commercial Loan Officer respectively of First Tennessee Bank National Association, a corporation, the bargainor, and that William L. Flagle Jr. as such Sr. Vice President and Linda N. Morris being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said William L. Flagle Jr. as such Sr Vice Presidn and attesting the same by the said Linda N. Morris as such Commercial Loan Officer

WITNESS my hand and official seal seal, at Bristol Tennessee, this 23rd day of December, 1997.

Brenda Hurley

NOTARY PUBLIC

My commission expires: 4-21-99

STATE OF TENN.

1262 1.50 0101 03CHECK 1201.00

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STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me,
this the 31 day of December 1997.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

0385676

IDENTIF. & REFERENCE

97 DEC 31 PM 2:00

FELIX A. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

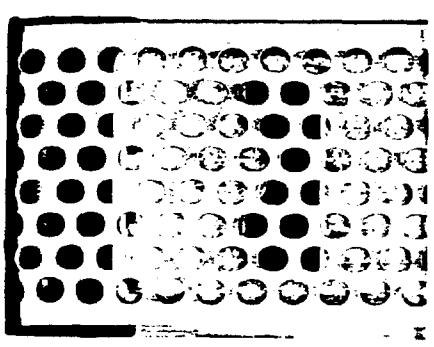
EXHIBIT A

Land located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 7 on the Final Plat of the Hermitage Market Place, First Revision as of record in Plat Book 9700, page 243, Register's Office for Davidson County, Tennessee and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated November 18, 1997, as follows:

BEGINNING at a point, said point being an iron rod (old) at the northeast corner of Lot No.6 on the Final Plat of the Hermitage Market Place First Revision as of record in Book 9700, page 243, R.O.D.C. TN said point also being the northwest corner of the herein described property; thence, following the west margin of an access Drive with a curve to the right having a central angle of 27 degrees 02 minutes 07 seconds, a radius of 482.21 feet, an arc length of 227.54 feet and a chord bearing and distance of south 30 degrees 19 minutes 43 seconds east 225.43 feet to an iron rod (old); thence south 30 degrees 37 minutes 39 seconds west 13.68 feet to an iron rod (old); thence south 77 degrees 28 minutes 17 seconds west 31.33 feet to an iron rod (old); thence with a curve to the left having a central angle of 19 degrees 12 minutes 28 seconds, a radius of 234.00 feet, an arc length of 78.45 feet, and a chord bearing and distance of south 67 degrees 52 minutes 03 seconds west 78.08 feet to an iron rod (old) being on the northerly right of way of Old Hickory Boulevard (State Route 45); thence following said right of way line with a curve to the left having a central angle of 05 degrees 18 minutes 04 seconds, a radius of 2,019.86 feet, an arc length of 186.88 feet, and a chord bearing and distance of north 39 degrees 57 minutes 03 seconds west 186.88 feet to an iron rod (old), being the southeast corner of said Lot 6 and the southwest corner of the herein described property; thence following the common line between said Lot 6 and 7 north 49 degrees 25 minutes 21 seconds west, 152.74 feet to the point of beginning.

Together with all appurtenant rights and easements, including, but not limited to, those contained in the Declaration of Easements, Restrictive Covenants, Restrictions and Condition recorded in Book 10202, page 607, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to First Tennessee Bank National Association by Substitute Trustees' deed from John D. Phipps, II and Randal S. Mashburn, Substitute Trustee, as of record in Book 8167, page 714, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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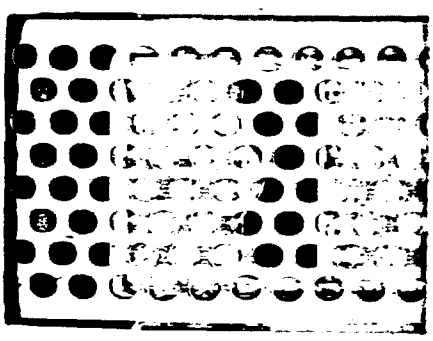
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 16.00
TOTAL 1201.00
CHECK 1201.00

12/31/97 01 14:04 0001 7262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0385676
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237957