FB 12
JLR

BOOK 10978 PG 481

FROM: James M. Ward and wife, Mary Jane Bolling Ward

TO: Woodward Hills Development Company, a Tennessee corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Woodward Hills Development Company, a Tennessee corporation 1020 Old Hickory Boulevard Brentwood, Tennessee 37027	(Same)	Map 159 Part of Parcel 97

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Walter H. Reich
Affiant

Subscribed and sworn to before me, this the 15th day of June, 1998.

Jeanette Z. Rimer
Notary Public

My Commission Expires: 9/18/99

JEANETTE L. RAMER NOTARY PUBLIC STATE OF TEXAS

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James M. Ward and wife, Mary Jane Bolling Ward, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Woodward Hills Development Company, a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being Parcel 97 on Metropolitan Nashville, Davidson County, Tennessee, Tax Map 159 and being more particularly described according to a survey made by Ragan-Smith-Associates, R. H. Fuqua, dated October 1, 1997, as follows:

Beginning at an iron pin set on the northerly right-of-way line of Old Hickory Boulevard, said pin being the southwesterly corner of the herein-described tract and the southeasterly corner of Parcel 96, Tax Map 159 owned by Key Investments, Inc. by Deed Book 1762, page 190, Register's Office for Davidson County, Tennessee; said iron pin also being 186.44 feet from an existing iron pin at the intersection of the easterly right-of-way line of West Park Drive and the southerly right-of-way line of Old Hickory Boulevard as measured at right angle to and along the northerly right-of-way line of Old Hickory Boulevard; thence,

1. With the common line between Parcels 96 and 97, N 4°32'22" E, passing an existing iron pin at 5.97 feet, a total of 1,333.64 feet to an existing iron pipe, southwest corner of Parcel 98 owned by Key Investments, Inc. by Deed Book 7088, page 948, said Register's Office, and also shown on Final Plat of J. W. Ward/Key Investments, Inc. Subdivision recorded in Book 7900, page 852, said Register's Office; thence,

2. With the south line of said plat, S 82°24'12" E, 458.79 feet to an existing concrete monument; thence,

3. N 59°31'18" E, 214.38 feet to a P.K. nail set in a tree stump; thence,

4. S 34°03'59" E, 16.08 feet to a concrete monument on the easterly side of a gravel drive; thence,

5. S 35°25'51" E, 216.30 feet to an exiting iron pin in the center of a gravel drive and being a common corner of Key Investments, Inc. by Book 9591, page 293, said Register's Office, and the northwesterly corner of Parcel 100 on Tax Map 159 owned by Gary Foltynewicz by Book 7941, page 157, said Register's Office; thence,

6. With the westerly line of Parcel 100, S 4°05'37" W, 1,216.29 feet to an iron pin set on the northerly right-of-way line of Old Hickory Boulevard, said pin being N 4°05'37" E, 0.4 feet from an existing iron pin; thence,

7. With the northerly right-of-way line of Old Hickory Boulevard (being a 120-foot wide right-of-way), N 88°10'42" W, 793.05 feet to the point of beginning and containing 1,037,302 square feet or 23.813 acres.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED from this conveyance is the following described property:

Lot Nos. 13 and 14 on the Plan of Woodward Hills, to be recorded in the Register's Office for Davidson County, Tennessee, and as described on the survey of Ragan-Smith-Associates, Job No. 97-088, dated October 1, 1997.

Being part of the same property conveyed to James M. Ward and wife, Mary Jane Bolling Ward by deed from J. T. Ward and wife, Mary Muncie Ward, of record in Book 4537, page 990, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 1998 Metropolitan Government taxes.

2. Right of Way and Wagon Road easement contained in the deed of record in Book 433, page 326, said Register's Office.

3. Graveyard and right of ingress and egress, as set out in the deed of record in Book 482, page 675, said Register's Office.

4. Easement over the above described property for ingress and egress to property retained by Grantors.

This is unimproved property known as 1020 Old Hickory Boulevard, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS further covenant and bind themselves, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hands this 13th day of June, 1998.

James M. Ward

James M. Ward

Mary Jane Bolling Ward

Mary Jane Bolling Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James M. Ward and Mary Jane Bolling Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 13th day of June, 1998.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 9/18/99

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0450475

IDENTIF. ▲ REFERENCE

98 JUN 15 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07M 06/15 0101 03CHECK 3158-00

384785.02

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 850000.00
CON TX 3145.00
PRFEE 1.00
WDEED 12.00
TOTAL 3158.00
CHECK 3158.00

06/15/98 01 09:42 0001 0704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045047 5
IDENTIF. # REFERENCE

98 JUN 15 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306571