0506712

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (RTG)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

98 NOV -2 PM 1:23

SPECIAL WARRANTY DEED

BOOK 11181 PAGE 346

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Vastland Development, L.L.C. **1700 Hayes Street, Suite 104** **Nashville, Tennessee 37203**	**Owner**	92-12 parcels 467, 468, 479, 480

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $ 580,003.00.

J. D. Eatherly
Affiant

Subscribed and sworn to before me this 14th day of October 1998.

Rebecca L Dukes
Notary Public

My Commission Expires: 3/24/01

WITNESSETH

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **J. D. Eatherly, individually,** ("Grantor"), by these presents, does hereby sell, grant, transfer and convey to **Vastland Development, L.L.C.,** ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

This is improved property known as 1720 West End Avenue, Nashville, Tennessee.

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

AND Grantor does hereby covenant with said Grantee, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned, if any.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said real property to said Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of October 1998.

GRANTOR: BOOK 11181 PAGE 347

J. D. Eatherly

J. D. Eatherly, Individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **J. D. Eatherly,** individually, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 14th day of October 1998.

Rebecca L. Beland

Notary Public

My Commission Expires: 3/24/01

[redacted] County, Tennessee, being part of Lot No. 134 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a survey of W.R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

Beginning at a point in the northerly margin of West End Avenue, said point being 50.00 feet east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 ft. wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the Plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, R.O.D.C.; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 feet to an iron pn in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes West 151.00 feet to an iron pin being the point of beginning.

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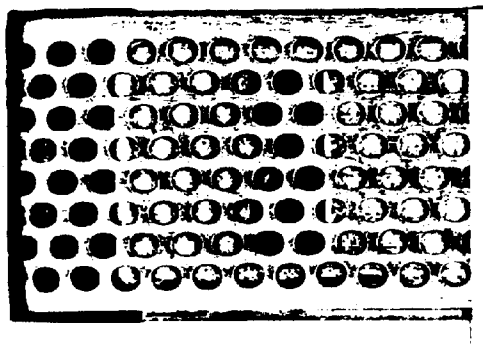
Tract B: Land in Davidson County, Tennessee, being Lots Nos. 75 and 76 on the Plan of John Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, described accordint to a survey of W.R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

Beginning at an iron pin in the southerly margin of Hayes Street, said iron pin being 50.00 feet east of the easterly margin of 18th Avenue North and also being the northwest corner of said Lot 76; thence with the southerly margin of Hayes Street North 58 degrees 45 minutes East 100.00 feet to an iron pin, being the northeast corner of Lot 75; thence with the common line between Lot 75 and Lot 74, South 31 degrees 09 minutes 40 seconds East 180.00 feet to an iron pin, the southeast corner of Lot 75 and being in the northerly margin of a 20 ft. wide public alley; thence with said margin of the alley South 58 degrees 45 minutes West 100 feet to an iron pin, being the southwest corner of Lot 76; thence with the common line between Lot 76 and 77, North 31 degrees 09 minutes 40 seconds West 180.00 feet to the point of beginning.

Being the same property conveyed to ~~Vastland Development, Inc.~~ J.D. Eatherly, individual, by Deed of Record in Book 9723, page 546, Register's Office for Davidson County, Tennessee.

0785 11/02 0101 03CHECK 2161.01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 11181 PAGE 349

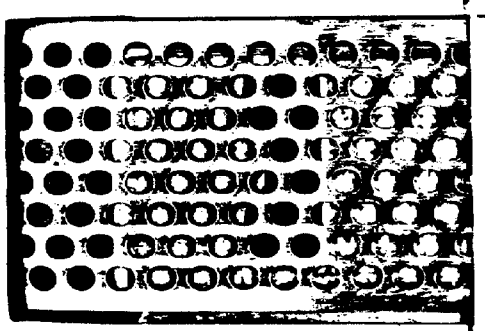
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 580003.00
				CON TX 2146.01
				PRFEE 1.00
				MDEED 12.00
				CFEE 2.00
				TOTAL 2161.01
				CHECK 2161.01
			11/02/98 01	13:24 0001 0785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0506712
IDENTIF. # REFERENCE

98 NOV -2 PM 1:24

BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

No. 1365940