0528365

IDENTIF. ↑ REFERENCE

41

GENERAL WARRANTY DEED

98 DEC 22 AM 10: 39

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

FROM:	Raymond A. Claxton and wife, Norma G. Claxton, Grantors	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center 424 Church Street Nashville, Tennessee 37219
TO:	SC Ventures, L.P., Grantee	

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
5550 Franklin Road Suite 201 Nashville, TN 37220	New Owner	Part of 173-79 Part of 173-81 All of 173-185

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Davis Lamb
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of November, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, Raymond A. Claxton and wife, Norma G. Claxton (sometimes known as Norma W. Claxton) ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto SC Ventures, L.P. ("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 improved and unimproved property known as approximately 38.582 acres with frontage along Barnes Road, Nashville, TN.

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 Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their 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 except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 25th day of November, 1998.

Raymond A. Claxton
RAYMOND A. CLAXTON

Norma G. Claxton
NORMA G. CLAXTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, RAYMOND A. CLAXTON and NORMA G. CLAXTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

340060.1 11/25/98

EXHIBIT A

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Being a 38.582 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Raymond A. Claxton and wife, Norma G. Claxton, as evidenced by deed of record in Deed Book 6716, page 760, Register's Office Davidson County, Tennessee, and being all of the property conveyed to Raymond A. Claxton and wife, Norma G. Claxton, as evidenced by deed of record in Deed Book 10126, page 9, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument found on the southerly right-of-way of Barnes Road (50' right-of-way), said point being the most northwesterly corner of the afore-said Claxton Property and the most northeasterly corner of the Sidney Wair Property of record in Deed Book 5066, page 362, Register's Office Davidson County, Tennessee;
Thence with the southerly right-of-way of Barnes Road,
South 77 Degrees 28 Minutes 29 Seconds East a distance of 406.10 Feet to a point;
Thence continuing, around a curve to the left through a central angle of 00 Degrees 59 Minutes 08 Seconds, a radius of 13,164.75 Feet, an arc distance of 226.45 Feet, a chord bearing of South 77 Degrees 58 Minutes 03 Seconds East, a distance of 226.45 Feet to an iron pin (new);
Thence leaving said right-of-way of Barnes Road and with a new line, severing said Claxton Property,
South 35 Degrees 35 Minutes 33 Seconds West a distance of 1115.10 Feet to a point in the approximate centerline of Mill Creek, said point being the most southeasterly corner of the herein-described tract;
Thence with the centerline of Mill Creek, and with the westerly line of the E.M. Baker Property of record in Deed Book 873, page 142, Register's Office Davidson County, Tennessee, the following five calls:
South 69 Degrees 17 Minutes 29 Seconds West a distance of 89.20 Feet to a point;
South 65 Degrees 49 Minutes 44 Seconds West a distance of 126.31 Feet to a point;
South 41 Degrees 49 Minutes 22 Seconds West a distance of 146.41 Feet to a point;
South 01 Degrees 47 Minutes 01 Seconds East a distance of 107.25 Feet to a point;
South 17 Degrees 13 Minutes 28 Seconds East a distance of 72.43 Feet to a point;
Thence leaving the centerline of Mill Creek and with a new line, severing said Claxton Property,
South 36 Degrees 27 Minutes 12 Seconds West a distance of 871.74 Feet to an iron pin set in the northerly line of the Jesse C. King Property of record in Deed Book 3678, page 317, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said King Property, and the northerly line of the Clyde Delvin Property of record in Deed Book 4743, page 442, Register's Office Davidson County, Tennessee,
North 79 Degrees 27 Minutes 55 Seconds West a distance of 411.80 Feet to an iron pin (old);
Thence continuing, North 81 Degrees 36 Minutes 45 Seconds West a distance of 78.02 Feet to an iron pin (old);
Thence with the easterly line of the Linda Whittaker Property of record in Deed Book 10507, page 591, Register's Office Davidson County, Tennessee;
North 09 Degrees 24 Minutes 41 Seconds East a distance of 1120.51 Feet to an iron pin (old);

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Thence with the common line of the herein-described tract and the Myles B. Owens et ux Property of record in Deed Book 4249, page 718, Register's Office Davidson County, Tennessee, the following two calls;
South 80 Degrees 37 Minutes 41 Seconds East a distance of 77.98 Feet to a nail in a tree root (old);
Thence North 09 Degrees 35 Minutes 37 Seconds East a distance of 527.06 Feet to an iron pin set at a fence corner;
Thence with the southerly line of the George Wair Property of record in Deed Book 999, page 267, and the afore-said Sidney Wair Property,
South 78 Degrees 31 Minutes 50 Seconds East a distance of 898.71 Feet to an iron pin (new);
Thence with the easterly line of said Sidney Wair Property,
North 07 Degrees 06 Minutes 59 Seconds East a distance of 596.19 Feet to the point of beginning, containing 1,680,640 square feet or 38.582 acres, more or less.

The above-described tract is subject to a 30 foot wide temporary ingress/egress easement for the benefit of the remaining Claxton Property, the centerline of said easement being more particularly described as follows:
Starting at a point in the centerline of Mill Creek, said point being the most southeasterly corner of the property described above;
Thence North 35 Degrees 35 Minutes 33 Seconds East a distance of 100.00 Feet to the Point of Beginning of the herein-described easement;
Thence South 70 Degrees 51 Minutes 26 Seconds West a distance of 312.11 Feet to a point;
Thence South 42 Degrees 09 Minutes 59 Seconds West a distance of 242.05 Feet to a point;
Thence South 16 Degrees 13 Minutes 33 Seconds East a distance of 254.92 Feet to a point in the southeasterly line of the property described above, the point of termination of the herein-described easement.

The above description was prepared by Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211.

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EXHIBIT B

Encumbrances

1. Green belt filings of record in Book 9297, page 855, and Book 9297, page 856, said Register's Office.

2. Right of way deeds granted to Davidson County in Book 2739, page 637, and Book 2740, page 181, said Register's Office.

3. Gulf Interstate Gas Transmission Line of record in Book 2590, page 545, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage of record in Book 9466, page 794, as re-recorded in Book 4229, page 43, said Register's Office.

5. Right of way agreement granted to Columbia Gulf Transmission Company of record in Book 4218, page 425, said Register's Office.

6. Partial release of right of way executed by Columbia Gulf Transmission Company of record in Book 11208, page 14, said Register's Office.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11263 PAGE 511

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

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IDENTIF. ↑ REFERENCE

98 DEC 22 AM 10:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2243.00
CHECK	2243.00

12/22/98 01 10:37 0001 3861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405393