41

SPECIAL WARRANTY DEED

FROM: SC Ventures, L.P.,
Grantor

TO: Phillips Builders, Inc.,
Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
2910 Kraft Drive Nashville, TN 37204	(New Owner)	Part of 173-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00).

Affiant

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

Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00), the receipt and sufficiency of which are hereby acknowledged, SC Ventures, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Phillips Builders, Inc. ("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, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved and unimproved property consisting of approximately 12.346 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 Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 25th day of November, 1998.

SC VENTURES, L.P., a Tennessee limited partnership

By: Smith Asset Management Corp., Co-General Partner

By: Davis Lamb

Title: Authorized Representative

By: Crowe Property Interests, Inc., Co-General Partner

By: Davis Lamb

Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller, a Notary Public of said County and State, personally appeared DAVIS LAMB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is authorized by resolution of Smith Asset Management Corp., a corporation, co-general partner of SC Ventures, L.P., the within named bargainor, a Tennessee limited partnership, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized agent.

Witness my hand and seal, at Office, this 25th day of November, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

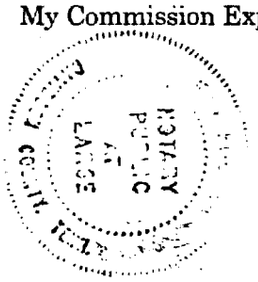
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Before me, Kay Fuller, a Notary Public of said County and State, personally appeared DAVIS LAMB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is authorized by resolution of Crowe Property Interest, Inc., a corporation, co-general partner of SC Ventures, L.P., the within named bargainor, a Tennessee limited partnership, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized agent.

Witness my hand and seal, at Office, this 25th day of November, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000



0528367
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 10:40
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

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 two 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;
Thence leaving the centerline of Mill Creek and with a new line, severing said Baker Property, North 27 Degrees 52 Minutes 23 Seconds West a distance of 716.43 Feet to an iron pin set in the southerly line of the George Wair Property of record in Deed Book 999, page 267, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Wair Property, and the southerly line of the afore-said Sidney Wair Property,
South 78 Degrees 31 Minutes 50 Seconds East a distance of 500.86 Feet to an iron pin set;
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 537,803 square feet or 12.346 acres, more or less.

The above described Tract Two is subject to a 30 foot wide temporary ingress/egress easement for the benefit of the remaining Claxton Property, the centerline of said temporary 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 Tract Two 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 in the southwesterly line of said Tract Two, the point of termination of the herein-described easement.

Being a 12.346 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 SC Ventures, L.P., by deed from Raymond A. Claxton and wife, Norma G. Claxton, of record in Deed Book 6716, page 760, Register's Office for Davidson County, Tennessee.

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

340445.1 12/2/98

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

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.

3863 12/22 0101 03CHECK 1318.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 526

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

CAMT	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	1318.00
CHECK	1318.00

12/22/98 01 10:37 0001 3863

0528367
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 10:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405395