41
EMA

BOOK 11509 PG. 968

SPECIAL WARRANTY DEED

FROM: FL COMPANIES, INC.,
Grantor

TO: MOJACK PROPERTIES, LLC,
Grantor

This instrument was prepared by:
Elizabeth M. Adams, Esq.
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
MOJACK Properties, LLC 1450 Elm Hill Pike Nashville, TN 37210	Same	106 – 12.01

99 JUN -3 PM 3:37
REGISTER
DAVIDSON COUNTY, TN

05952236
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Ninety-Two Thousand, Five Hundred and no/100 Dollars ($892,500).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of June, 1999.

Notary Public

My Commission Expires: 05/27/01

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
AT LARGE

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Ninety-Two Thousand, Five Hundred and no/100 Dollars ($892,500), the receipt and sufficiency of which are hereby acknowledged, FL COMPANIES, INC., formerly known as Francis & Lusky Co., Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MOJACK PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a fifty-one percent (51%) undivided interest in 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 a fifty-one percent (51%) undivided interest in all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1450 Elm Hill Pike, Nashville, Tennessee 37210.

4E0C 06/03 0101 03CHECK 3321.25

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

363328.1 6/3/99

TO HAVE AND TO HOLD said one-half interest in 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 a fee simple interest in all of the Property and Grantor has a good right to convey said fifty-one percent (51%) undivided interest in the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to said fifty-one percent (51%) in the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness our hands to be effective as of June 1, 1999.

FL COMPANIES, INC.,
f/k/a Francis & Lusky Co., Inc.

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Allison Greer, a Notary Public of said County and State, personally appeared Richard Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FL COMPANIES, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office, this 3rd day of June, 1999.

_____
Notary Public

My Commission Expires: 05/27/01

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell, of record in Book 843, page 30, Register's Office for said County, and described according to a copy of a survey thereof made January 27, 1965 by William Collier Parrish Associates, as follows:

BEGINNING at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the margin of Spence Lane, North 2° 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by Proceeding in the County Court under Rule No. 44300; thence with the line of said Board of Education Property, North 85° 19' East 418.99 feet to an iron pin; thence South 2° 26' West 417.93 feet to an iron pin in the north margin of Elm Hill Pike; thence with the margin of the same, South 85° 00' West 419.28 feet to the point of beginning.

BEING THE SAME property conveyed to Francis & Lusky Co., Inc. (being one and the same entity as Francis & Lusky Company, Inc.) by deed from John P. Baltz and wife Annetta Baltz, of record in Book 3572, page 393, Register's Office for Davidson County, Tennessee. By name change of record in Book 6582, page 731, Register's Office for Davidson County, Tennessee, the said Francis & Lusky Company, Inc. changed its name to FL Companies, Inc.

INCLUDED in the above description, but expressly excluded herefrom, is a strip or parcel of land being a part of the southerly part of Lot No. 7 on the plan of the lands of Wm. G. M. Campbell, as of record in Book 843, page 30, Register's Office for said County, and described according to a survey made by the Engineering Division of the Public Works Department of The Metropolitan Government of Nashville and Davidson County known as Project 63-R-2, Spence Lane, as follows:

Beginning at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the present easterly margin of Spence Lane, North 2° 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by proceedings in the County Court under Rule No. 44300; thence with the line of said Board of Education property, North 85° 05' East 13.23 feet to a point on the new relocated easterly margin of Elm Hill Pike; thence South 1° 49' West 63.26 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 265.51 feet along a curve that has a 1954.51 foot radius on the new relocated easterly margin of Elm Hill Pike to the end of said curve; thence South 5° 58' East 40.83 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 38.95 feet along a curve that has a 25 foot radius to the end of said curve; thence North 84° 46' East 351.81 feet along the new relocated northerly margin of Elm Hill Pike, the same being parallel to and 40 feet from the centerline of said Pike to a point; thence South 2° 12' West 24.0 feet along Francis & Lusky Company, Inc. east property line to a point on the present northerly margin of Elm Hill Pike; thence with the margin of the same, South 85° West 419.28 feet to the point of beginning.

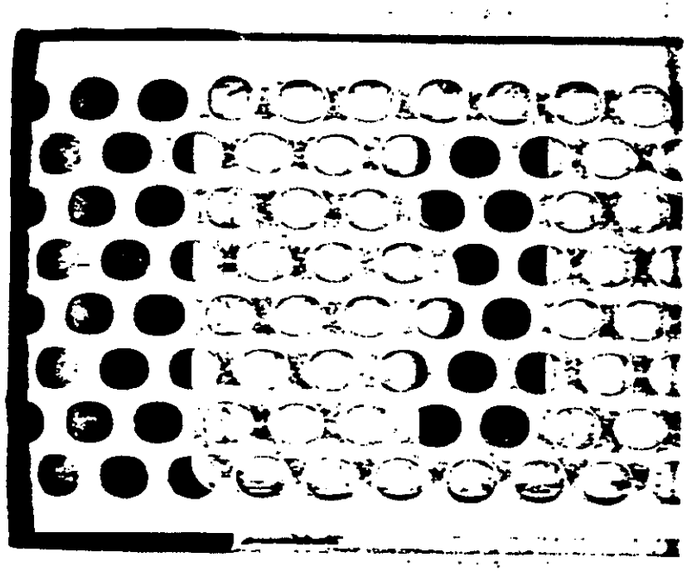
SAID excluded strip being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Francis & Lusky Co., Inc. of record in Book 4174, page 334, said Register's Office.

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

EXHIBIT B

Encumbrances

Deed of Trust executed by FL Companies, Inc. in favor of Union Planters Bank of Middle Tennessee, N.A., of record in Book 10712, page 705, Register's Office for Davidson County, Tennessee (provided that Grantee does not assume the obligations under said Deed of Trust).



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11509 PG. 972

0595236
IDENTIF. & REFEREN

99 JUN -3 PM 3:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		892500.00
	CON TX	3302.25
	PRFEE	1.00
	WDEED	16.00
	CFEE	2.00
	TOTAL	3321.25
	CHECK	3321.25

06/03/99 01 15:40 0001 4806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469317