42

BOOK 11768 PAGE 39

This Instrument Prepared By
Anne M. LaMastra
Powell, Goldstein, Frazer & Murphy LLP
191 Peachtree Street, N.E.
Suite 1600
Atlanta, Georgia 30303
File Box 42-White & Reasor, PLC

ADDRESS NEW OWNER
Pulte Homes Tennessee Limited Partnership
5544 Franklin Road, Suite 200
Nashville, TN 37220

SEND TAX BILLS TO
Pulte Homes Tennessee Limited Partnership
5544 Franklin Road, Suite 200
Nashville, TN 37220

MAP-PARCEL NOS
142-175 (formerly 142-15,
142-15.01, 142-175, 142-13,
142-16.01, and 142-16.02)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TWO MILLION EIGHT HUNDRED SEVEN THOUSAND FIFTY AND NO/100 DOLLARS, the receipt of which is hereby acknowledged,70 SOUTH ASSOCIATES, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,807,050.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of December, 2000.

NOTARY PUBLIC

My Commission Expires:
11-24-01

This is unimproved property located at 7248-7308 Highway 70 South, Nashville, Davidson County, Tennessee,

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

Grantor further covenants and binds itself and 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 claiming by, through, or under Grantor; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Chief Manager on this the 3rd day of December, 2000.

GRANTOR:

70 SOUTH ASSOCIATES, LLC

By: _____
~~William R. Hostettler~~
Chief Manager

REC'D 12/03 CHECK 10405.09

99 DEC -3 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

0663652

REFERENCE

C:\Telalink\Eudora for nibroc\attach\closing documents highway 701.rtf
D09611.0016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, Jan Minshall a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Chief Manager of 70 South Associates, LLC, a Tennessee limited liability company, and that William R. Hostettler as such Chief Manager, being authorized so to do, executed the foregoing instrument by signing the name of the company by himself as Chief Manager.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 3rd day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-24-01

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D09611 0016

EXHIBIT "A"

LEGAL DESCRIPTION

BEING all of Parcel 175 (formerly Parcels 13, 15, 15.1, 16.1, 16.2 and 175) on Tax Map 142, in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Highway 70 South, the southwest corner of the Doris E. Ryan property, of record in Book 4910, Page 704, Register's Office for said county; thence, with said margin of Highway 70 South, South 83° 45' 33" West, 269.16 feet to an iron pin; thence, leaving said margin North 06° 15' 46" West, 256.00 feet to an iron pin; thence, South 84° 20' 55" West, 85.00 feet to a concrete monument; thence, North 06° 35' 20" West, 88.87 feet to an iron pin; thence, North 06° 38' 32" West, 387.55 feet to an iron pin; thence, North 84° 09' 40" East, 275.53 feet to an iron pin; thence, North 07° 58' 44" West, 84.95 feet to an iron pin; thence North 83° 32' 38" East, 308.95 feet to an eye bolt; thence, South 00° 16' 59" West, 407.74 feet to an iron pin; thence, South 01° 18' 17" East, 60.02 feet to a steel pipe; thence, South 83° 40' 25" West, 74.26 feet to an iron pin; thence, South 06° 31' 39" East, 149.11 feet to an iron pin; thence, South 83° 26' 18" West, 100.12 feet to an iron pin; thence, South 06° 26' 52" East, 202.75 feet to the point of beginning, containing 352,025,236 square feet or 8.081 acres.

BEING the same property conveyed to 70 South Associates, LLC, by deeds of record in Book 11473, Page 447, Book 11473, Page 450 and Book 11500, Page 153, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Ad valorem taxes for the year 2000 and all subsequent years not yet due and payable.

2. Ingress Egress Easement as set forth in Book 7308, Page 762, Davidson County, Tennessee real property records.

3. Easement(s) to State of Tennessee for highway purposes, as set forth in instrument recorded in Book 5202, Page 736, aforesaid records.

4. Easement(s) to Harpeth Valley Utilities District, as set forth in Book 11426, Page 63, aforesaid records.

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

0663652

99DEC-3 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11768 PAGE 43

	AMT
	2807050.00
CON TX	10386.09
PRFEE	1.00
MOFEE	16.00
CFEE	2.00
TOTAL	10405.09
CHECK	10405.09

12/03/99 01 13:58 0001 8020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545610