Box 5

ADDRESS OF NEW OWNER AS FOLLOWS:	PREPARED BY:	MAP-PARCEL NUMBER:
THE STATE OF TENNESSEE 312 8TH AVENUE NORTH 22nd FLOOR NASHVILLE, TN 37243-0299 **(TAX EXEMPT)**	J. WAYNE THOMAS 1100 KERMIT DRIVE, SUITE 204 NASHVILLE, TN 37217	Map 69 Parcel 69.01

Instr:200003060021806 Page: 1 OF 4
REC'D FOR REC 03/06/2000 10:43:27AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY THOUSAND AND NO HUNDREDTHS DOLLARS ($520,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANNIE E. HYDE JOHNSON**, HEREINAFTER CALLED THE GRANTOR, RETAINING IN HERSELF A LIFE ESTATE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE REMAINDER INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, BEING PROPERTY KNOWN AS 3801 STEWART'S LANE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE STATE OF TENNESSEE TRANSACTION NUMBER 98-07-012, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET IN THE WESTERLY TOP OF BANK OF WHITE'S CREEK, AT A CORNER COMMON WITH THE PROPERTY OF GUS RICHARDS, JR., AS OF RECORD IN DEED BOOK 5552, PAGE 989, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AT A CORNER COMMON WITH LOT 3 OF THE STEWARTS LANE BUSINESS PARK, AS OF RECORD IN PLAT BOOK 7900, PAGE 825, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PROPERTY OF WESTERN PROPERTIES, L.L.C., AS OF RECORD IN DEED BOOK 10727, PAGE 392, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED AT NORTHING: 677,243.9104, EASTING: 1,715,631.4685 ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE WESTERLY TOP OF BANK OF WHITE'S CREEK WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 3, NORTH 89 DEGREES 27 MINUTES 01 SECONDS WEST, 653.33 FEET TO AN EXISTING IRON PIPE, AT A CORNER COMMON WITH THE PROPERTY OF J.C. COOK, ET UX, AS OF RECORD IN DEED BOOK 5745, PAGE 766, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF J.C. COOK, ET UX, NORTH 08 DEGREES 34 MINUTES 16 SECONDS WEST, 495.38 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF THE STATE OF TENNESSEE, AS OF RECORD IN DEED BOOK 447, PAGE 447, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF THE STATE OF TENNESSEE, SOUTH 85 DEGREES 17 MINUTES 20 SECONDS EAST, 1586.65 FEET TO AN IRON ROD SET IN THE WESTERLY TOP OF BANK OF WHITE'S CREEK, AT A CORNER COMMON WITH THE PROPERTY OF GUS RICHARDS, JR.;

THENCE WITH THE WESTERLY TOP OF BANK OF WHITE'S CREEK AND THE WESTERLY PROPERTY LINE OF GUS RICHARDS, JR., FOR THE FOLLOWING FIFTEEN CALLS:

SOUTH 08 DEGREES 41 MINUTES 06 SECONDS EAST, 139.48 FEET TO AN IRON ROD SET;

SOUTH 03 DEGREES 49 MINUTES 07 SECONDS WEST, 62.97 FEET TO AN IRON ROD SET;

SOUTH 09 DEGREES 59 MINUTES 11 SECONDS EAST, 54.39 FEET TO AN IRON ROD SET;

SOUTH 16 DEGREES 30 MINUTES 27 SECONDS WEST, 51.50 FEET TO AN IRON ROD SET;

SOUTH 43 DEGREES 55 MINUTES 40 SECONDS WEST, 41.84 FEET TO AN IRON ROD SET;

SOUTH 85 DEGREES 30 MINUTES 12 SECONDS WEST, 39.81 FEET TO AN IRON ROD SET;

NORTH 81 DEGREES 51 MINUTES 45 SECONDS WEST, 45.00 FEET TO AN IRON ROD SET;

NORTH 69 DEGREES 34 MINUTES 03 SECONDS WEST, 153.32 FEET TO AN IRON ROD SET;

NORTH 86 DEGREES 55 MINUTES 23 SECONDS WEST, 46.79 FEET TO AN IRON ROD SET;

NORTH 64 DEGREES 54 MINUTES 17 SECONDS WEST, 59.82 FEET TO AN IRON ROD SET;

NORTH 69 DEGREES 34 MINUTES 12 SECONDS WEST, 216.90 FEET TO AN IRON ROD SET;

SOUTH 72 DEGREES 27 MINUTES 58 SECONDS WEST, 40.46 FEET TO AN IRON ROD SET;

SOUTH 60 DEGREES 35 MINUTES 45 SECONDS WEST, 113.60 FEET TO AN IRON ROD SET;

SOUTH 58 DEGREES 30 MINUTES 56 SECONDS WEST, 104.99 FEET TO AN IRON ROD SET;

SOUTH 48 DEGREES 08 MINUTES 25 SECONDS WEST, 104.26 FEET TO THE POINT OF BEGINNING. CONTAINING 578,527 SQUARE FEET OR 13.281 ACRES.

GRANTOR GRANTS, DURING THE TERM OF THE LIFE ESTATE RESERVED HEREUNDER, A TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT SLOPE AND MAINTENANCE EASEMENT CONSISTING OF APPROXIMATELY 0.6 ACRES, INCLUDED IN THE ABOVE-DESCRIBED TRACTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GRADING EASEMENT:

FROM THE POINT OF COMMENCEMENT: SAID POINT BEING AN OLD IRON ROD LOCATED IN THE SOUTHEAST CORNER OF THE WILLIAM H. JOHNSON, SR. PROPERTY AND HAVING NAD 83 TENNESSEE STATE PLANE COORDINATES NORTH 677250.3067 AND EAST 1714978.1503; THENCE WITH THE WILLIAM H. JOHNSON, SR. PROPERTY LINE N 06 DEG. 56' 01" W, 492.13 FEET TO A POINT IN THE NORTHWEST CORNER OF THE WILLIAM H. JOHNSON, SR. PROPERTY HAVING NAD 83 TENNESSEE STATE PLANE COORDINATES NORTH 677737.7081 AND EAST 1714918.8772; THENCE S 85 DEG. 17' 20" E, A DISTANCE OF 324.49 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING: THENCE S 85 DEG. 17' 20" E A DISTANCE OF 629.53 FEET; THENCE S 50 DEG. 21' 54" W, 158.36 FEET; THENCE N 61 DEG 24' 30" W, 134.91 FEET; THENCE N 77 DEG. 10' 00" W, 396.91 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT, CONTAINING 27,571 S. F., MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM HENRY MCGAVOCK JOHNSON, SR. AND WIFE, ANNIE E. HYDE JOHNSON, BY WARRANTY DEED FROM JAMES L. JONES AND WIFE, MILDRED L. JONES, DATED MAY 8, 1972, RECORDED MAY 12, 1972, BOOK 4601, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM HENRY MCGAVOCK JOHNSON, SR. DIED INTESTATE, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE ON OCTOBER 19, 1992, THEREBY VESTING TITLE IN ANNIE E. HYDE JOHNSON AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING COVENANT, WHICH SHALL RUN WITH THE LAND: GRANTEE, ITS SUCCESSORS AND ASSIGNS, WILL NOT ENTER AND TAKE POSSESSION OF THE SUBJECT PROPERTY UNTIL 120 DAYS AFTER THE TERMINATION OF GRANTOR'S LIFE ESTATE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 2nd DAY OF ~~FEBRUARY~~ MARCH, 2000.

Annie E Hyde Johnson
ANNIE E. HYDE JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ANNIE E. HYDE JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainers, who acknowledged that it/he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal at office, this 2nd day of ~~February~~ March, 2000.

Notary Public

My commission expires: _____

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2001

When Recorded Return To:
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Trans No. 98-07-012