Box 44
Turner

Instr:200004100035682 Page: 1 OF 3
REC'D FOR REC 04/10/2000 10:14:15AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1665.00

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

/David W. Gullett
AFFIANT

Subscribed and sworn to before me this 7th day of April, 2000.

Wesley D. Turner
Notary Public

My Commission Expires: 3-30-03

NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE LARGE STATE OF TENNESSEE

Address new owner as follows:

Stoner's Glen, LLC
120 Donelson Pike
Nashville, Tennessee 37214

Send Tax Bills to:

Same

Map-Parcel Numbers

Map 75, parcels 54, 66 and 67

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER EUGENE HUGHES** and wife, **MARY JO HUGHES,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STONER'S GLEN, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain tract of land located in the 13th Councilmanic District of Nashville, Davidson County, TN; being more particularly described as follows:

Beginning at an iron rod situated at the back of the concrete sidewalk situated on the easterly margin of Andrew Jackson Parkway (80' ROW); said iron rod also being a common property corner with the Carol I. Valent property as recorded in Book 8687 Page 894 Register's Office for Davidson County, Tennessee;
Thence, leaving the said Valent property and along the said easterly margin of the Andrew Jackson Parkway in a northwesterly direction with a curve to the left having a radius of 1463.73', an arc length of 87.25'(Chord= N 15°-32'-15" W 87.25') to a point;
Thence, N 72°-45'-02" E - 8.66' to a point;
Thence, in a northwesterly direction and with a curve to the left having a radius of 1472.39', an arc length of 159.03'
(Chord= N 20°-20'-37" W - 158.95') to an iron rod;
Thence N 23°-26'-16" W - 445.29' to an iron rod;
Thence N 07°-31'-34" E - 58.31' to an iron rod;

Thence N 23°-26'-16" W - 67.27' to a point in the approximate centerline of Stoner's Creek, said point being situated in the southerly boundary line of the Frank Tatum, etux property as evidenced in Book 4080 Page 551 R.O.D.C.;
Thence, leaving the said margin of Andrew Jackson Parkway and with the approximate centerline of Stoner's Creek and the said boundary line of Frank Tatum, N 28°-17'-27" E - 312.30' to a point;
Thence, N 61°-29'-15" E - 343.88' to a point;
Thence, N 52°-53'-06" E - 394.92' to a point (passing the common corner of Tatum and Heritage Meadows Phase Two as recorded in Book 9700, page 525, R.O.D.C. at 50'+/-);
Thence, with the southerly boundary line of said Heritage Meadows Phase Two, N 63°-49'-15" E 586.85' to a point, (passing the common property corner of said Heritage Meadows Phase Two and Heritage Meadows Phase Three as recorded in Book 9700, page 984, R.O.D.C.; at 115'+/-);
Thence, with the southerly boundary line of said Heritage Meadows Phase Three, S 83°-10'-23" E - 118.81' to a point,
Thence, S 68°-58'-12" E - 141.19' to a point (passing through the common corner of the said Heritage Meadows Phase Three and Meadows of Tulip Grove Section Two as recorded in Book 6250 Page 754 R.O.D.C.; at 110'+/-);
Thence, with the southerly boundary line of Meadows of Tulip Grove Section Two S 59°-20'-30" E - 277.80' to a point,
Thence, S 50°-31'-19" E - 171.74' to a point,
Thence, S 81°-34'-54" E - 71.39' to a point,
Thence, N 82°-48'-23" E - 124.94' to a point,
Thence, N 53°-37'-33" E - 405.13' to a point; said point being a corner of Brookside Woods Phase 2, Section 2 as recorded in Book 9700 Page 398, Register's Office for Davidson County, Tennessee;
Thence, leaving the said boundary line of the Meadows of Tulip Grove Section Two and the centerline of Stoner's Creek, and with the westerly boundary line of said Brookside Woods Phase 2, Section 2 ,S 60°-12'-55" E - 370.95' to an iron rod situated in the northerly R.O.W. (100'+/-) of the Nashville & Eastern Railroad;
Thence, leaving the said Brookside Woods Phase Two - Section Two and with the said northerly R.O.W. of the said Nashville & Eastern Railroad S 44°-30'-35" W - 1101.28' to an iron rod; said iron rod being a corner of the Hubert Wiles, etux property as evidenced in Book 4480, page 876, Register's Office for Davidson County, Tennessee;
Thence, leaving the said northerly margin of the Nashville & Eastern Railroad and with the boundary line of the said Hubert Wiles property, N 07°-12'-15" E - 100.00' to an iron rod;
Thence, N 72°-45'-42" W - 595.04' to an iron rod; said iron rod being the most northeastern corner of the aforesaid Carol I. Valent property;
Thence, leaving the said Wiles property and with the northerly boundary line of the said Carol I. Valent property S 51°-08-15" W 1491.50' to the Point of Beginning, and containing 46.47 Acres (2,024,016 Square Feet), more or less, according to the Boundary Survey of Sullivan Engineering, Inc., 1722B General George Patton Drive, Suite 400, Brentwood, Tennessee 37027, John W. Sullivan, R.L.S., Tennessee License No. 1323, dated November 17, 1999.

Being part of the same property conveyed to Walter Eugene Hughes and wife, Mary Jo Hughes by deeds of record in Book 3924, page 941, Book 4312 Page 996, and Book 6291 Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2000 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to indemnify and hold harmless Grantors from liability and loss from such taxes, subject to the obligations of Grantors and Grantee to adjust the tax proration in the event 2000 taxes are different from the 1999 taxes upon which the proration hereunder was based.

2. Lien for Roll-back taxes which will be assessed upon conversion of the subject property to another use, provided that Grantors shall pay all roll-back taxes as soon as practicable after

such are assessed and payable. Grantors shall indemnify and hold harmless Grantee from roll-back taxes. To facilitate such payment the anticipated amount of roll-back taxes shall be escrowed by Grantors with Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, Tennessee 37217.

3. Easements granted to Metropolitan Government of Nashville and Davidson County set forth in Warranty Deed of record in Book 8140, page 361, Register's Office for Davidson County, Tennessee.

4. Easement granted to First Suburban Water Utility District of Davidson County of record at Book 6838, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as 4151 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

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 successors and assigns, forever; and Grantors do further covenant and bind themselves, their successors and assigns, 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 claiming by, through or under said Grantors, but not otherwise.

WITNESS our hands this 7th day of April, 2000.

Walter Eugene Hughes

Walter Eugene Hughes

Mary Jo Hughes

Mary Jo Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER EUGENE HUGHES** and wife, **MARY JO HUGHES,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2000.

Wesley D. Turner

Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/29/03