Instr:200008110079816 Page: 1 OF 8
REC'D FOR REC 08/11/2000 2:36:43PM
RECORD FEE: $35.00
M. TAX: $0.00 T. TAX: $4558.40

RETURN TO BOX # 23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: **CNF Properties, Inc.**

TO: **Charles W. Hawkins, III, Trustee**

ADDRESS OF NEW OWNER:
Charles W. Hawkins, III, Trustee
706 Church Street, Suite 200
Nashville, Tennessee 37203-3504

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO:
Map 175
Parcels 195 and 196

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, **CNF Properties, Inc.,** a Delaware corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles W. Hawkins, III, Trustee**, hereinafter referred to as Grantee, his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described on Exhibits "A" and "B" hereto.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Grantee, his successors, and assigns, in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that it will warrant and defend title and quiet possession thereto against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, subject to those matters set forth on Exhibit "C" attached hereto and made a part hereof.

WITNESS the signature of Grantor, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

CNF PROPERTIES, INC.

By: _____
Title: VICE PRESIDENT & SECRETARY

STATE OF CALIFORNIA)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara } ss.

On 7/25/2000 (Date), before me, Carol Wilson, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))
personally appeared Eberhard G. H. Schmaller (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Carol Wilson
Signature of Notary Public

CAROL WILSON
Commission # 1239170
Notary Public - California
Santa Clara County
My Comm. Expires Oct 22, 2003

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: _____ Number of Pages: 7
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer
Signer's Name: _____
☐ Individual
☒ Corporate Officer — Title(s): Vice President & Secretary
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: CNF Properties, Inc.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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COUNTY OF _____)

Before me, _____, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared _____ _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of **CNF Properties, Inc.**, the within named bargainor, a Delaware corporation, and that ____, as such _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ as such _____.

WITNESS my hand and seal at office on this the _____ day of _____, 2000.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,232,000.00.

_____
Affiant

Subscribed and sworn to before me this 11th day of August, 2000.

_____
Notary Public

My Commission Expires: 11-17-2002

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE RUTH ANNE

NRAC 256117.1
960000-100 07/24/00

EXHIBIT "A"
PROPERTY DESCRIPTION
PARCEL 195

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing concrete monument at the intersection of the centerline of the right-of-way of the CSX Transportation Railroad, 200 feet in width, and the easterly right-of-way line of Old Hickory Boulevard, width varies;

Thence leaving the centerline of the right-of-way of CSX Transportation Railroad with the easterly right-of-way line of Old Hickory Boulevard, North 39 deg 27 min 48 sec East, 223.94 feet to an existing iron rod;

Thence North 23 deg 57 min 12 sec East, 99.83 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 162.56 feet, the radius of which is 1954.86 feet, the central angle of which is 04 deg 45 min 52 sec, the chord of which is North 34 deg 39 min 43 sec East, 162.51 feet to an iron rod set;

Thence North 38 deg 32 min 46 sec East, 235.93 feet to an iron rod set;

Thence North 58 deg 46 min 09 sec East, 28.95 feet to an iron rod set;

Thence North 23 deg 25 min 24 sec East, 25.00 feet to an iron rod set in the southerly right-of-way of Logistics Way (created by right-of-way dedication plat recorded at Instrument No: 200008100079247, RODC), 60 feet in width, plat pending, also being part of the same property conveyed to CNF Properties, Inc., as of record in Instrument No. 200002220017471, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Hickory Boulevard with the southerly right-of-way line of Logistics Way, South 66 deg 34 min 36 sec East, 1103.09 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 505.53 feet, the radius of which is 1938.09 feet, the central angle of which is 14 deg 56 min 42 sec, the chord of which is South 74 deg 02 min 57 sec East, 504.09 feet to an iron rod set;

Thence South 81 deg 31 min 18 sec East, 521.35 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 36.93 feet, the radius of which is 30.00 feet, the central angle of which is 70 deg 31 min 44 sec, the chord of which is South 46 deg 15 min 26 sec East, 34.64 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 81.73 feet the radius of which is 60.00 feet, the central angle of which is 78 deg 02 min 44 sec, the chord of which is South 50 deg 00 min 56 sec East, 75.56 feet to an iron rod set at a corner common with Tract "A"; (Said Tract "A" being described by deed from CNF Properties, Inc. to Consolidated Freightways Corporation of Delaware of even date herewith.);

Thence leaving the southerly right-of-way line of Logistics Way with the westerly property line of Tract "A"

South 18 deg 30 min 34 sec East, 919.92 feet to an iron rod set in the westerly property line of the property of Consolidated Freightways Corporation of Delaware, as of record in Deed Book 7933, Page 333, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Consolidated Freightways of Delaware, South 08 deg 50 min 29 sec West, 152.31 feet to an iron rod set in the centerline of said CSX Transportation Railroad right-of-way; Thence with the centerline of the right-of-way of CSX Transportation Railroad, North 70 deg 48 min 23 sec West, 2001.26 feet to an iron rod set;

Thence North 69 deg 46 min 29 sec West, 280.76 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 798.01 feet, the radius of which is 2864.82 feet, the central angle of which is 15 deg 57 min 36 sec, the chord of which is North 60 deg 29 min 02 sec West, 795.44 feet to an iron rod set;

Thence North 52 deg 30 min 14 sec West, 4.22 feet to the point of beginning, containing 2,272.421 square feet (52.168 acres more or less).

Being the same property conveyed to CF Properties, Inc., as of record in Deed Book 10319, page 614, and being a portion of the property conveyed to CNF Properties, as of record in Instrument No. 200002220017471, at the Register's Office for Davidson County, Tennessee.

Described according to a survey by R. Scot Cherry, RLS # 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37203, dated August 10, 2000.

EXHIBIT "B"
PROPERTY DESCRIPTION
PARCEL 196

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Murfreesboro Pike, 94 feet in width, and the westerly property line of the property of Paul C. Waldron, as of record in Deed Book 2027, Page 184, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Murfreesboro Pike with the westerly property line of Paul C. Waldron, South 43 deg 35 min 48 sec West, 400.17 feet to an existing concrete monument at a corner common with the property of Consolidated Freightways Corporation of Delaware, as of record in Deed Book 7933, Page 333, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Consolidated Freightways Corporation of Delaware, and the northerly property line of the property of CF Properties, Inc., as of record in Deed Book 10319, Page 614, at the Register's Office for Davidson County, Tennessee, North 42 deg 21 min 09 sec West, 1104.45 feet to an iron rod set;

Thence with the easterly property line of CF Properties, Inc., North 47 deg 44 min 29 sec East, 400.93 feet to an existing iron rod in the southerly right-of-way line of said Murfreesboro Pike;

Thence with the southerly right-of-way line of Murfreesboro Pike, South 42 deg 15 min 31 sec East, 1075.53 feet to the point of beginning, containing 436,036 square feet (10.01 acres more or less).

Being the same property conveyed to CF Properties, Inc., as of record in Deed Book 10319, page 614, at the Register's Office for Davidson County, Tennessee.

Described according to a survey by R. Scot Cherry, RLS #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated August 10, 2000.

EXHIBIT "C"
PERMITTED EXCEPTIONS
PARCEL 195

1. Taxes for the year 2000, a lien, which are not yet due and payable.

2. Easement(s) to Tennessee Power Corporation, as set forth in instrument recorded in Book 435, page 507.

3. Easement(s) for sanitary sewers and/or storm drainage, as set forth in instrument recorded in Book 7225, page 271.

4. Judgment for Easement(s) as set forth in instrument recorded in Book 11749, page 313.

5. Rights of the Railroad under a Charter Right-of-Way.

6. Easement of record in Book 1302, page 193, as referenced in Book 7933, page 333 (if any, possibly abandoned).

7. Survey Number 00079-1 LKM, Sheet Two of Three, dated June 14, 2000, prepared by Cherry Land Surveying, Inc., Surveyors, indicates the following:

   (a) Overhead utilities crossing in southerly boundary
   (b) Fiber optic cable crossing in southerly boundary.
   (c) Force main crossing in southerly portion.
   (d) Drain crossing property in easterly portion.
   (e) Blue-line stream crossing property in westerly portion.

EXHIBIT "C" Continued
PERMITTED EXCEPTIONS
PARCEL 196

1. Taxes for the year 2000, a lien, which are not yet due and payable.

2. Easement(s) to Tennessee Power Corporation, as set forth in instrument recorded in Book 435, page 507.

3. Title to that portion of the insured premises within the bounds of a Cemetery, together with the right of ingress and egress thereto.

4. Easement of record in Book 1302, page 193, as referenced in Book 7933, page 333 (fi any, possibly abandoned).

5. Survey Number 00079-2 LKM, Sheet Three of Three, dated June 13, 2000, prepared by Cherry Land Surveying, Inc., Surveyors, indicates the following:

   (a) Gravel drive crossing northwesterly portion

8. Easement in favor of Consolidated Freightways Corporation of Delaware for ingress and egress of record at Instrument #20000841000 7981/4, Register's Office for Davidson County, Tennessee.