Julie Bof 8

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| R & M Properties<br>3030 Sidco Drive<br>Nashville, TN 37204 | Map/Par. 147-12-4 | Same |
| This instrument prepared by: Thrailkill, Harris, Wood & Boswell, PLC<br>5141 Virginia Way, Suite 240, P.O. Box 2408, Brentwood, TN 37027 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UBS PaineWebber Trust Company and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Martial Trust B under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318 (the "Grantors") has bargained and sold, and by these presents transfers and conveys to R & M Properties, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.

Julie A Boswell
Affiant

Subscribed and sworn to before me on this 31st day of ~~December~~ May, 2002.

Linda L. Miller
Notary Public
My Commission Expires: 1-25-03

LINDA L. MILLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

24697.1 | 000674 | 5410/200205/29/2002

Davidson County DEEDWARR
Recvd: 06/03/02 10:59 4pgs
Fees:23.00 Taxes:740.00
20020603-0066595

2. The Plan, with Owner's Certificate, of record in Book 2331, page 26, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained of record in Book 2401, page 391, said Register's Office, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions would violate 42 U.S.C. 3604(c).

4. Easement for slope purposes across the southwesterly front portion of said property granted in Book 4183, page 980, Register's Office for Davidson County, Tennessee.

This is improved property located at 4696 Nolensville Road, Nashville, Davidson County, Tennessee.

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

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31ST day of May, 2002.

UBS PAINEWEBBER TRUST COMPANY,
Co-Trustee of the Roy W. Clark, Jr., Marital Trust B

By: _____
Title: Vice President

_____
HELEN A. CANTER, Co-Trustee of the Roy W. Clark, Jr. Marital Trust B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Linda L. Miller, Notary Public, Eric Todd, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Vice President of UBS PaineWebber Trust Company, Co-Trustee of the Roy W. Clark, Jr. Marital Trust B and is authorized to execute this instrument on behalf of UBS PaineWebber Trust Company, as Co-Trustee.

WITNESS my hand, at office, this 31st day of May, 2002.

Linda L Miller
Notary Public
My Commission Expires: 1-25-03

LINDA L. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Linda L. Miller, Notary Public, Helen A. Canter, Co-Trustee of the Roy W. Clark, Jr., Marital Trust B, with whom I am personally acquainted and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2002.

Linda L Miller
Notary Public
My Commission Expires: 1-25-03

LINDA L. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

EXHIBIT A

Land in Davidson County, Tennessee, being part of the Lot Designated "Reserved for Commercial" on the Plan of Beverly Heights, Section One, of record in Book 2331, page 26, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey by Alley & Associates Consulting Engineering, Ronnie D. Lowery, Surveyor TN#1685, Dated May 23, 2002; as follows:

Beginning at an iron pin (IP) on the northeasterly margin of Nolensville Road, said (IP) being located on the southeasterly corner of the Phillip E. Fuqua Property (Book 5916, page 78); thence leaving said Nolensville Road, North 56 degrees 50 minutes 56 seconds East, 122.20 feet, to an iron pin (IP) located on southwesterly line of an Ingress/Egress Easement (Book 11617, page 890); thence, with a portion of said easements southwesterly line, South 45 degrees 30 minutes 48 seconds East, 127.52 feet to an iron pin (IP) located on the northwesterly margin of Haywood Lane; thence, leaving said (IP), with the said northwesterly margin of said Haywood Lane, south 56 degrees 19 minutes 28 seconds West, 97.18 feet to a PK Nail; thence continuing around a curve, Delta 34 degrees 53 minutes 17 seconds, R=46.00', L=28.01' CHD=South 73 degrees 45 minutes 44 seconds West, CHL=27.57' to a PK nail located on the northeasterly margin of said Nolensville Road; thence with the said northeasterly margin of said road the following Delta=02 degrees 34 minutes 19 seconds, R=2979.39', L=120.27' CHD=North 45 degrees 36 minutes 19 seconds West, CHL=27.57, to the point of beginning.

Being the same property conveyed to Bradford Trust Company and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B by Quitclaim Deed from Estate of Roy W. Clark, Jr., Deceased, Pursuant to Letters Testamentary issued March 2, 1998, of Record in Book 11314, page 200, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to a boundary Survey by Alley & Associates, Consulting Engineering, Ronnie D. Lowery, Surveyor TN #1685, dated May 23, 2002.