18-A
it.

Davidson County DEEDWARR
Recvd: 06/14/02 15:13 5pgs
Fees:28.00 Taxes:6660.00
20020614-0072713

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

LT

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tenn. Contractors, Inc. P.O. Box 314 Franklin, TN 37065-0314	Same	114-00-0 300.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, INDYMACBANK F.S.B., D/B/A CONSTRUCTION LENDING CORPORATION OF AMERICA ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TENN. CONTRACTORS, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed.

Being the same real property conveyed to Grantor by Deed of record in Instrument #20010518-0052022, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Charlotte Pike in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B).

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 14TH day of June, 2002.

INDYMACBANK F.S.B., D/B/A
CONSTRUCTION LENDING
CORPORATION OF AMERICA

By: _____
Title: Vice President

STATE OF ILLINOIS)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public, Todd Camp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT of INDYMACBANK F.S.B., D/B/A CONSTRUCTION LENDING CORPORATION OF AMERICA, a _____ corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 10TH day of June, 2002.

_____
Notary Public

My Commission Expires: 11/3/03

"OFFICIAL SEAL"
MICHELE JAMES
COMMISSION EXPIRES 11/03/03

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $1,800,000.

_____
Affiant

Subscribed and sworn to before me, this 13TH day of June, 2002.

_____
Notary Public

JONATHAN MILLER
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

My Commission Expires: May 30, 2004

EXHIBIT A

A tract of land in the 23rd Councilmanic District of Davidson County, Tennessee. Being all the Ruby A. Hulan property, as recorded in Deed Book 7604, Page 523; all of the E.O. Hulan property, as recorded in Deed Book 2042, Page 199; all of the Leo Henry Newman property, as recorded in Deed Book 5300, Page 33; all of the Ray D. Harold property, as recorded in Deed Book 6166, Page 837; all of the Berthel Leora property, as recorded in Deed Book 7636, Page 558; part of the A.G. Heer property, as recorded in Deed Book 1875, Page 479; and part of the E.O. Hulan property, as recorded in Deed Book 4002, Page 814.

Beginning at a point in the centerline intersection of Charlotte Pike "Highway 70". Said point being North 50°28'31" East, 820.09 feet from the centerline intersection of Sawyer Brown Road; thence North 83°34'53" West, 55.66 feet to a point in the North right-of-way of Charlotte Pike and A.G. Heer's South property line and E.O. Hulan's Southeast property corner and being the true point of beginning.

(1) Thence with Hulan's South line and the North right-of-way of Charlotte Pike, South 50°28'31" West, 192.86 feet to a point;
(2) Thence leaving said right-of-way, North 39°31'29" West, 199.32 feet to a point;
(3) Thence North 83°34'53" West, 429.20 feet to an iron pin;
(4) Thence North 81°07'14" West, 188.29 feet to an iron pin;
(5) Thence with the North line of E.O. Hulan 4.5 acre tract, North 82°06'59" West, 190.00 feet to a 30" Ash Tree and iron pin, the Northwest corner of the 4.5 acre tract;
(6) Thence North 82°06'59" West, 738.95 feet to an iron pin in the North margin of Hulan Hollow Road;
(7) Thence leaving Hulan Hollow Road and with the East line of Roy Douglas Rader, North 12°17'45" East, 872.81 feet to an iron pin, the Northeast corner of the Rader Property;
(8) Thence with Rader's North line, North 83°04'14" West, 135.15 feet to an iron pin;
(9) Thence North 82°21'46" West, 121.39 feet to an iron pin;
(10) Thence North 83°07'19" West, 236.82 feet to an iron pin;
(11) Thence North 83°11'44" West, 244.16 feet to an iron pin;
(12) Thence North 82°53'46" West, 189.80 feet to an iron pin;
(13) Thence North 82°40'51" West, 439.34 feet to an iron pin;
(14) Thence North 83°20'00" West, 150.11 feet to an iron pin in Rader's Northwest corner and in Dave Stinson East line;
(15) Thence North 29°39'02" East, 168.57 feet to a 30" Oak Tree and an iron pin;
(16) Thence North 30°16'34" East, 281.23 feet to an iron pin;
(17) Thence North 53°07'29" East, 133.67 feet to an iron pin;
(18) Thence North 67°05'10" East, 24.99 feet to an iron pin in the South line of Dave Stinson Property;
(19) Thence with Stinson South line South 83°34'03" East, 282.45 feet to an iron pin;
(20) Thence South 83°05'23" East, 1230.35 feet to an iron pin;
(21) Thence South 83°19'47" East, 565.77 feet to an iron pin;
(22) Thence South 83°48'49" East, 248.54 feet to an iron pin in Stinson's Southeast corner;

(23) Thence South 82°46'22" East, 114.55 feet to an iron pin in South line of Eric and Wayne Crafton and being the Northwest corner of the E.O. Hulan 17 acre tract;
(24) Thence South 83°38'29" East, 305.83 feet to an iron pin;
(25) Thence South 04°59'16" West, 158.59 feet to an iron pin;
(26) Thence South 04°57'37" West, 95.40 feet to an iron pin;
(27) Thence South 06°57'45" West, 101.19 feet to an iron pin;
(28) Thence South 06°29'15" West, 115.41 feet to an iron pin;
(29) Thence South 05°47'50" West, 186.37 feet to an iron pin in A.G. Heer's West line;
(30) Thence South 06°25'07" West, 537.12 feet to an iron pin;
(31) Thence South 25°39'38" East, 266.52 feet to an iron pin;
(32) Thence South 83°34'53" East, 55.00 feet to the point of beginning, containing 971,431,591 square feet or 68.215 acres, according to a survey dated July 27, 1997, by Michael V. Holmes, TN R.L.S. 213, H&H Land Surveying, Inc., 609 Dunston Drive, Nashville, TN.

EXHIBIT B

1. Taxes for 2002 and thereafter.
2. Matters shown on the plat of record in Book 9700, page 521, Register's Office for Davidson County, Tennessee.
3. TVA Easement of record in Book 751, page 374, page , Book 787, page 13, Book 787, page 14, said Register's Office.
4. Agreement for Dedication of Easement for Public Utilities of record in Book 8636, page 852, said Register's Office.
5. Rights of ingress and egress in and to family cemetery as set forth in Section 3 of the agreement of record in Book 2484, page 315, said Register's Office.
6. Easement for the flow of the waters of the Overall Creek and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the water of Overall Creek, free from diminution or pollution.
8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Overall Creek.