BOOK 10859 PG 596

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Hale & Hearty, Inc.	[New Owner	]
[c/o Randy Hale, President	[	] Map 92-12]
[P.O. Box 210795	[	] Parcel 471]
[Nashville, TN 37221	[	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Winyah Properties, LLC, a Limited Liability Company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Hale & Hearty, Inc., a Tennessee Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of John Boyd's Home Tract as of record in Book 21, page 39, Register's Office of said county.

Said Lot No. 118 fronts 50 feet on the South side of Hayes Street and runs back between parallel lines, 180 feet to a 20 foot alley.

Being the same property conveyed to Winyah Properties, L.L.C., a Tennessee Limited Liabiltiy Co. by Warranty Deed from Hayes Street, Inc., a Tennessee Corporation of record in Book 9765, page 43, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1805 Hayes Street, Nashville, TN 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

5114 04/20 0101 03CHECK 1563.00

[The actual consideration or value, whichever is greater for this transfer is $420,000.00.

Hale & Hearty, Inc

Carl Tramble VP, Treas

Affiant

[Subscribed and sworn to before me this 14th day of April, 1998.

Notary Public

[My Commission Expires 3/24/2001

STATE OF TENNESSEE NOTARY PUBLIC LAGUARDO HILL DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of April, 1998.

Winyah Properties, LLC

by: Arthur P. Manz

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur P. Manz, the bargainor, with whom I am personally acquainted proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Chief Manager of Winyah Properties, LLC, and that he as such Chief Manager executed the foregoing instrument for Winyah Properties, LLC as Chief Manager for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 1998.

TRACE BLANKENSHIP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Trace Blankenship
NOTARY PUBLIC

My Commission Expires: March 24, 2001

98 APR 20 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0126483

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10889 PG 598

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 420000.00
CON TX 1554.00
PRFEE 1.00
WDEED 8.00
TOTAL 1563.00
CHECK 1563.00

04/20/98 01 09:23 0001 5114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042648 3
INSTRUMENT # REFERENCE

98 APR 20 AM 9:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281259