SPECIAL WARRANTY DEED

FROM:	Woodbine-Trimble, L.P., Grantor	This Instrument Prepared by: C. Mark Carver, Esq. Farris, Warfield & Kanaday, PLC Suite 1900, SunTrust Center 424 Church Street Nashville, TN 37219
TO:	Thomas Street Land Trust, Nancy Huppee, Successor Trustee, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Nancy Huppee 1218 Lewis Street Nashville, TN 37210	Same	105-4/159.00

9135 09/10 0101 03CHECK 111.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Five Thousand Dollars and No/100 ($25,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of August, 1998.

Notary Public

My Commission Expires: 3/24/2001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Twenty-Five Thousand and No/100 ($25,000.00), the receipt and sufficiency of which are hereby acknowledged, Woodbine-Trimble, L.P., a Tennessee limited partnership (the "**Grantor**"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto Thomas Street Land Trust, Nancy Huppee, Successor Trustee (the "**Grantee**"), a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness its hand this 15th day of August, 1998.

WOODBINE-TRIMBLE, L.P.

By: Catherine L. Dodd
Catherine L. Dodd
President of Woodbine-Trimble I, Inc.,
General Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Carol J Meek a Notary Public of said County and State, Catherine L. Dodd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of the named bargainor, for the purposes therein contained.

Witness my hand, at Office, this 13th day of August, 1998.

Carol J Meek
Notary Public

My Commission Expires: 3/04/2001

EXHIBIT A

Property Description

Being certain property in Davidson County, Tennessee, located on Thomas Street, being Lot No. 42, being 50 X 120 in size, Field Book No. 14W 24475, Map 105-4, Parcel 159 of record in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Woodbine-Trimble, L.P. from Thomas Street Land Trust, Louis Farringer, Successor Trustee, of record in Book 10858, page 794, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1248 Thomas Street, Nashville, Tennessee 37210.

EXHIBIT B

Encumbrances

1. 1998 taxes, a lien but not yet due and payable.

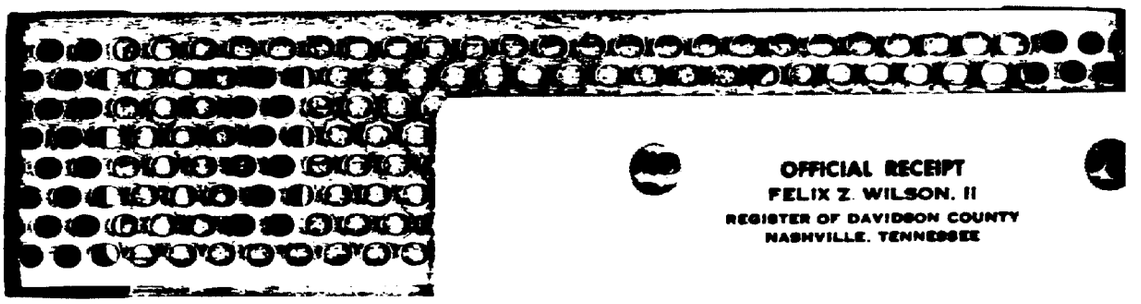
2. All matters of record in the Register's Office for Davidson County, Tennessee.

PICK-UP

04486306

98 SEP 10 AM 11:57

REGISTER
DAVIDSON COUNTY TN



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

RECEIVED OF _____

FOR _____

BOOK 11107 PAGE 114

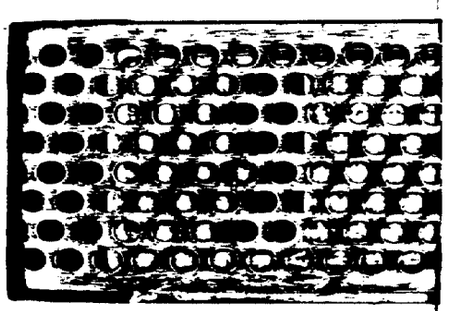
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 111.50
CHECK 111.50

09/10/98 01 11:59 0001 9135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0486306
IDENTIF. & REFERENCE

98 SEP 10 AM 11:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1344542