BOOK 11156 PAGE 316

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP-PARCEL NOS.:

Vastland Development, LLC SAME Map: 118-2
1700 Hayes Street, Suite 120 Parcel: 159
Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE MILLION FIFTY THOUSAND AND NO/100 ($1,050,000.00) DOLLARS, the receipt of which is hereby acknowledged, SHN PARTNERSHIP, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto VASTLAND DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Real Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of October, 1998.

NOTARY PUBLIC

My Commission Expires:
May 26, 2002

This is improved property known as 2605 Franklin Road, Nashville, Tennessee 37204.

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

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Real Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING OF THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Grantor; provided, however, that this conveyance is subject to the following:

1. 1998 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable;

2. Lease from SHN Partnership to Family Dollar Stores of Nashville, Tennessee, Inc., of record in Book 7923, Pages 204 and 207, Register's Office for said County;

3. Memorandum of Lease between SHN Partnership and Cash America Inc. of Tennessee, of record in Book 8140, Page 49, Register's Office for said County;

4. Matters shown on plat of record in Book 1130, Pages 17, 18 and 22, Register's Office for said County; and

5. Matters shown on a survey prepared by R. L. Montoya-Land Surveying, Inc. (Job No. 89-3-31) dated September 25, 1998, certified September 29, 1998.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized general partner on this the 13th day of October, 1998.

GRANTOR:

SHN PARTNERSHIP

BY: _____
George N. Spiva, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, George N. Spiva, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is general partner of SHN PARTNERSHIP, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 13th day of October, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a tract or parcel of land located within the corporate city limits of Berry Hill, a separate municipality located within Davidson County, Tennessee, and described according to a survey made by R. L. Montoya-Land Surveying, Inc., dated September 25, 1998, and certified by R. L. Montoya on September 29, 1998, as follows:

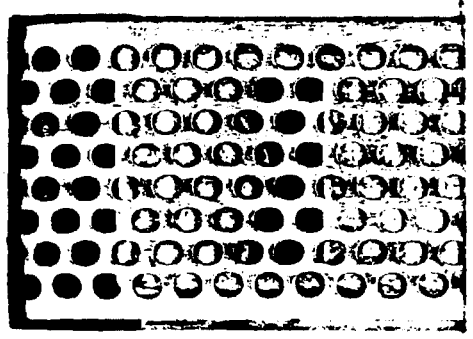
BEGINNING at an iron pin, set this survey, at the intersection of the southerly right-of-way margin of Horner Avenue and the easterly right-of-way margin of a 20-foot alley (no number assigned by Metro Public Works); thence, with the southerly margin of Horner Avenue, North 78° 30' 59" East, 133.87 feet to an iron pin, set this survey, the beginning of a return to the right; thence with said return having a radius of 20.00 feet, a delta angle of 84° 47' 32", a tangent of 18.26 and a distance of 29.60 feet to an iron pin, set this survey, in the westerly right-of-way margin of Franklin Pike (also known as U. S. Highway 31); thence, with said westerly margin of Franklin Pike, South 16° 41' 23" East, 217.94 feet to an iron pin, set this survey; thence, leaving said westerly margin along the line common to the W. T. Berry Estate Property of record in Book 12, Page 571, Register's Office for said County, South 78° 30' 59" West, 152.13 feet to an existing iron pin located in the easterly right-of-way margin of said 20-foot alley; thence, with said easterly margin, North 16° 41' 23" West, 236.20 feet to the point of beginning, containing 35,715 square feet or 0.82 acres more or less.

BEING the same property conveyed to SHN Partnership, a Tennessee general partnership, by deed of record in Book 7811, Page 564, Register's Office for Davidson County, Tennessee.

0499888
IDENTIF. ↑ REFERENCE

98 OCT 14 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

3545 10/14 0101 03CHECK 3900.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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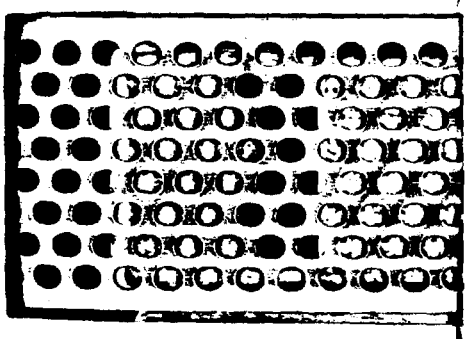
RECEIVED OF _____

FOR _____

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	
			1050000.00	
			CON TX 3885.00	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 3900.00	
			CHECK 3900.00	
10/14/98	01	16:05 0001	3545	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499888
IDENTIF. # REFERENCE

98 OCT 14 PM 4:03

REGISTER
DAVIDSON COUNTY TN.

No. 1358778