FROM: Jack L. Jenkins
4215 Harding Road - 1002
Nashville, TN 37205

This instrument prepared by
Alan T. Fister
101 Westpark Drive, Suite 250
Brentwood, TN 37027

TO: Friends Club, LLC

BOOK 11329 PAGE 699

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.:
Friends Club, LLC 150 West Trinity Lane Nashville, TN 37207	Same	71-6-88

2379 02/05 0101 03CHECK 921.50

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

The actual consideration of value, whichever is greater, for this transfer is $ 245,000.00

D. C. Fister
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 1999

Rebecca L. Stitt
Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: Nov. 18, 2000

Commission Expires NOV. 18, 2000

SPECIAL WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jack L. Jenkins, (hereinafter called "GRANTOR"), has bargained and sold and by these presents does transfer and convey unto Friends Club, LLC, its successors, and assigns ("GRANTEE"), a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A (the "PROPERTY").

Said PROPERTY is transferred subject to 1998 property taxes which will be paid by GRANTEE, and matters, if any, shown on Exhibit A.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself and its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons who may claim by or through GRANTOR.

WITNESS its hand this 3 day of February, 1999.

2-3-99

Jack L. Jenkins

I, Mary Ann Jenkins, wife of Jack L. Jenkins, join in this conveyance to convey any right, title or interest I may have in the Property.

Mary Ann Jenkins

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within-named Jack L. Jenkins and Mary Ann Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainors, and that they have executed the foregoing instrument for the purposes therein contained by signing their names.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 3rd day of February, 1999.

Notary Public

My Commission Expires: Nov. 18, 2000

REBECCA L. STITT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 18, 2000

EXHIBIT A

Land in Davidson County, Tennessee, known as Lot 1, of Section Three, Trinity Commercial Subdivision, I-65 and West Trinity Lane, First Civil District, Second Councilmanic District, Nashville, Davidson County, Tennessee, of record at Book 9700, Page 592, of the Register's Office of Davidson County, Tennessee, which plat was prepared by Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37201, with surveyors certificate dated September 3, 1997;

Together with a permanent, nonexclusive, access easement so that the property shall have two-lane ingress and egress over and across that portion of Lot No. 3, as further identified by that certain Plan of record in Trinity Commercial Subdivision, Section 3, of record in Book 9700, page 592, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack L. Jenkins by deed from Rainbow Motel, LLC of record in Book 11203, page 882, Register's Office for Davidson County, Tennessee.

Matters of Record

1. Matters shown on the Plan at Book 9700, page 592, R.O.D.C.
2. Easement for sanitary sewers of record at Book 3986, page 409, R.O.D.C.
3. Lack of direct access to controlled access highway.
4. Easement for water mains and appurtenances in Book 8208, page 256, R.O.D.C.
5. Agreement of record in Book 10551, page 573, R.O.D.C.

0545792
IDENTIF. # REFERENCE
99FEB-5 AM 10:06
MILL CHARR
DAVIDSON COUNTY, TN.
REGISTER
FEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11329 PAGE 702

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0545792

IDENTIF. ↑ REFERENCE

99 FEB -5 AM 10:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	245000.00
CON TX	906.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	921.50
CHECK	921.50

02/05/99 01 10:06 0001 2379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421700