Box 49

This Instrument Prepared By:
John N. Popham
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

BOOK 11416 PG. 495

Address New Owner:
Wilmington Trust Company Trustee
Rodney Square North
1100 North Market Street
Wilmington Delaware 19890
Attn: Corporate Trust Administration

Send Tax Bills To:
Same

Map-Parcel Numbers
Part of Map 131-06A
Par. 26 and Open Space

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, COVENANT PRESBYTERIAN CHURCH OF NASHVILLE, a Tennessee not-for-profit religious corporation (the "Grantor"), has bargained and by these presents does transfer and convey unto SERIES I-A BUSINESS TRUST, a Delaware business trust (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE

THIS is unimproved property located at Burton Hills Boulevard, Nashville, Davidson County, Tennessee.

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

THE conveyance of the property described herein is expressly made subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof by this reference (collectively, the "Permitted Exceptions").

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims

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claims of all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

THE LAND HEREIN CONVEYED is hereby made subject to the following covenants and agreements, which shall be deemed to be covenants running with the land herein conveyed and shall be binding upon the Grantee and all subsequent owners thereof. By its acceptance of this Deed, Grantee, for itself and any successor owner of the land herein conveyed, hereby covenants and agrees to reimburse and pay to Grantor, or any successor owner of Lot 1 as shown on the Plat of Covenant Presbyterian Church of record in Plat Book 9700, page 875, Register's Office for Davidson County, Tennessee, and any reconfiguration or resubdivision thereof, and there shall be allocated to the land herein conveyed, an amount equal to 5/14 of the assessments (the "Association Dues') for the Burton Hills Homeowner's Association, Inc. (the "Association") required to be paid by Grantor, or any such successor owner of the said Lot 1, as the same may be adjusted from time to time, as required, described and set forth in the Restrictive Covenants and Agreements Regarding Platting and Use of Tract II of Burton Hills ("Redbud Hill Tract") of record in Book 11407, page 927, said Register's Office (the "Redbud Hill Restrictions") to which the land herein conveyed is subject. Such payment shall be made promptly upon notice and demand therefore from Grantor, or any such successor owner of the said Lot 1, prior to becoming delinquent. In the event that the Association Dues allocated to and payable in respect of the land herein conveyed are assessed directly against the land herein conveyed and the owner thereof by the Association, Grantee, or any subsequent owner of the land herein conveyed, shall be responsible for and shall pay such Association dues directly to the Association, promptly as and when due and prior to becoming delinquent.

This Special Warranty Deed is being executed on behalf of the Grantee by Wilmington Trust Company, not in its individual capacity, but solely in its capacity as trustee for Series I-A Business Trust and under no circumstances shall Wilmington Trust Company, in its individual capacity, be liable for any claim, expense, action or loss arising hereunder or relating hereto.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 31st day of March, 1999.

COVENANT PRESBYTERIAN CHURCH OF NASHVILLE,
a Tennessee not-for-profit religious corporation

By: _____
Clarence Sutherland, President

By: _____
Herbert D. Kneeland III, Vice President

SERIES I-A BUSINESS TRUST

By: WILMINGTON TRUST COMPANY,
not in its individual capacity but solely as
Trustee

By: _____
Name: JAMES P. LAWLER
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,500,000.00.

_____
Charles K. Whay

Sworn to and subscribed before me,
this 31st day of March, 1999

_____
Notary Public
My Commission Expires: 3/27/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 1999, before me, a notary public of the state and county aforesaid, personally appeared Clarence Sutherland and Herbert D. Kneeland III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Vice President, respectively, of COVENANT PRESBYTERIAN CHURCH OF NASHVILLE, the within named bargainor, a Tennessee not-for-profit religious corporation, and that as such President and Vice President, being duly authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such President and Vice President.

Witness my hand and seal at office in Nashville, Tennessee this 31st day of March, 1999.

Notary Public

My Commission Expires: 3/27/2003

STATE OF Delaware)
COUNTY OF New Castle)

On this 30th day of March, 1999, before me, a notary public of the state and county aforesaid, personally appeared James P. Lawler with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Vice President of WILMINGTON TRUST COMPANY, a Delaware banking corporation, not in its individual capacity, but solely as Trustee of SERIES I-A BUSINESS TRUST, a Delaware business trust, the within named bargainor, and that as such Vice President being duly authorized so to do, said banking corporation being authorized by said business trust, executed the foregoing instrument for the purpose therein, contained, by signing the name of said banking corporation by himself/herself as such Vice President.

Witness my hand and seal at office in Wilm., De this 30th day of March, 1999.

Notary Public
KATHLEEN A. PEDELINI
NOTARY PUBLIC-DELAWARE
My Commission Expires Oct. 31, 2002

My Commission Expires:

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Two on the Final Plat of Covenant Presbyterian Church, plat pending, and being more particularly described as follows:

Beginning at an existing iron rod at a corner common with Lot One on said final plat of Covenant Presbyterian Church and the westerly right-of-way line of Burton Hills Boulevard, 92 feet in width;

Thence with the westerly right-of-way line of Burton Hills Boulevard along a curve to the right, with an arc length of 135.87 feet, the radius of which is 877.00 feet, the central angle of which is 08 Deg 52 Min 35 Sec, the chord of which is South 44 Deg 00 Min 21 Sec East, 135.73 feet to an existing iron rod;

Thence along a curve to the right, with an arc length of 305.65 feet, the radius of which is 691.00 feet, the central angle of which is 25 Deg 20 Min 37 Sec, the chord of which is South 26 Deg 53 Min 45 Sec East, 303.16 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 269.68 feet, the radius of which is 645.16 feet, the central angle of which is 23 Deg 57 Min 00 Sec, the chord of which is South 26 Deg 12 Min 03 Sec East, 267.72 feet to an existing iron rod at a corner common with said Lot One of the Covenant Presbyterian Church final plat, plat pending;

Thence leaving the westerly right-of-way line of Burton Hills Boulevard with the easterly property line of Lot One South 49 Deg 25 Min 02 Sec West, 291.29 feet to an existing iron rod;

Thence North 66 Deg 20 min 52 Sec West, 292.19 feet to an existing iron rod;

Thence North 36 Deg 08 Min 36 Sec East, 127.56 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 292.23 feet, the radius of which is 220.00 feet, the central angle of which is 76 Deg 06 Min 26 Sec, the chord of which is North 01 Deg 54 Min 38 Sec West, 271.22 feet to an existing iron rod;

Thence North 39 Deg 57 Min 52 Sec West, 86.14 feet to an existing iron rod;

Thence North 47 Deg 28 Min 17 Sec East, 176.76 feet to an existing iron rod;

Thence North 45 Deg 33 Min 30 Sec West, 85.10 feet to an existing iron rod;

Thence North 43 Deg 49 Min 33 Sec East, 85.00 feet to the point of beginning, containing 203,588 square feet (4.674 acres more or less)

Being part of the same property conveyed to Covenant Presbyterian Church of Nashville, as of record in Deed Book 10698, Page 877 and Deed Book 10698, Page 883 (Open Space), at the Register's Office for Davidson County, Tennessee.

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EXHIBIT B

1. Taxes for 1999, a lien, but not yet due and payable

2. Restrictive Covenants and Agreements Regarding Platting and Use of Tract 11 of Burton Hills (Red Bud Hill Tract) of record in Book 11407 page 927, Register's Office for Davidson County, Tennessee.

3. Agreement to establish Open Spaces of record in Book 7147, page 416, said Register's Office.

4. All matters shown on the plat of Covenant Presbyterian Church recorded 4-1-99 ~~9700~~ 1999, in Plat Book 9700, page 975 Register's Office for said County.

5. Twenty (20) foot public utility easement along Burton Hills Boulevard appearing on the survey prepared by Cherry Land Surveying, Job No. 99049, dated February 22, 1999.

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99 APR -6 AM 10:29
RECEIVED FOR REFERENCE
05690790
211163 - 2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK **11416** PG. **50**

0569790

99 APR -6 AM 10:28

	3500000.00
CO TX	3850.00
PRFEE	1.00
MISC	24.00
CFEE	2.00
TOTAL	3877.00
CHECK	3877.00

10:30 0001 7740

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446765