THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED BOOK 11496 PG. 335

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hermitage Development, LLC % Fine and Block Paran Place 2060 Mount Paran Rd., N.W. Atlanta, GA 30327 Attn: Bret Block	Same	86/85

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EVAGELOS DARSINOS (a.k.a. Evangelos Darsinos) and PANAGOULA DARSINOS (by and through her duly appointed attorney-in-fact, Antonio Darsinos, who was appointed as such pursuant to the Limited Power of Attorney of record in Book 11489, page 462, Register's Office for Davidson County, Tennessee), both individuals, and BILL SIOUTIS, an unmarried individual (individually and collectively, the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey, unto HERMITAGE DEVELOPMENT, LLC, a Florida limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

This is unimproved property located at the intersection of Central Pike and Old Hickory Blvd., Nashville, Tennessee.

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

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Without limiting the foregoing, said property is conveyed subject to the matters described on Exhibit B attached hereto.

05918897
99 MAY 27 AM 9:29
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 24th day of May, 1999.

EVAGELOS DARSINOS (a.k.a. Evangelos Darsinos)

PANAGOULA DARSINOS by Antonio Darsinos as her duly appointed attorney-in-fact

BILL SIOUTIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Evagelos Darsinos (a.k.a. Evangelos Darsinos), with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1999.

Notary Public

My Commission Expires: 5/26/02

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Antonio Darsinos, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the duly appointed attorney-in-fact of Panagoula Darsinos and is duly authorized by said Panagoula Darsinos to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of May, 1999.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Bill Sioutis, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1999.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $956,600.

Affiant

Sworn to and subscribed before me this 24th day of May, 1999.

Notary Public

My Commission Expires:
5/26/02

EXHIBIT A

PROPERTY DESCRIPTION

Being land in the First Civil District, Eighteenth Councilmanic District, Nashville, Davidson County, Tennessee, being generally located east of Old Hickory Boulevard and north of Central Pike, and being Lot 2 of the plat of record in Book 9700, page 919, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING, at a point set in the intersection of the easterly right-of-way of Old Hickory Boulevard and the northerly right-of-way of Central Pike;

THENCE, with the easterly right-of-way of Old Hickory Boulevard along a curve to the left 160.49 feet, said curve having a radius of 2,939.79 feet, a central angle of 3 deg. 07' 40" and a chord bearing and distance of N 14 deg. 46' 33" W. 160.47 feet to an iron pin set;

THENCE, leaving said right-of-way of Old Hickory Boulevard with a severance line N 80 deg. 12' 38" E. 292.34 feet to an iron pin (set) on the westerly line of American Housing Preservation Corporation as of record in Deed Book 9932, page 898, Register's Office for Davidson County;

THENCE, with the westerly line of American Housing Preservation Corporation, the following calls:

S 69 deg. 20' 05" E. 39.24 feet to an iron pin (set);
S 17 deg. 43' 28" E. 232.60 feet to an iron pin (found);
S 30 deg. 56' 55" W. 178.05 feet to an iron pin (found) on the northerly right-of-way of Central Pike;

THENCE, with the northerly right-of-way of Central Pike, along a curve to the right 35.00 feet, said curve having a radius of 1,072.93 feet, a central angle of 01 deg. 52' 09" and a chord bearing and distance of N 55 deg. 58' 45" W. 35.00 feet to an iron pin (found);

THENCE, N 55 deg. 02' 39" W. 285.64 feet to the point of beginning.

Containing 95,495 square feet or 2.19 acres, more or less.

BEING a portion of the property conveyed to Evagelos Darsinos a/k/a Evangelos Darsinos and Bill Sioutis by Deed of Record in Book 7627, page 682, Register's Office for Davidson County, Tennessee.

Together with the easement rights set forth as "Easement No. 1 " and "Easement No. 2" in the instrument of record in Book 5193, page 816, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

EXCEPTIONS TO TITLE

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

2. All matters shown on plat recorded in Book 9700, page 919, Register's Office for Davidson County, Tennessee.

3. Dedication of Sanitary Sewer Easement as described in Book 5194, page 548, Register's Office for Davidson County, Tennessee.

4. Right of Ingress/Egress as described in Book 5193, page 816, Register's Office for Davidson County, Tennessee.

5. Right of Ingress/Egress, as described in Book 5553, page 20, Register's Office for Davidson County, Tennessee.

397 05/27 0101 03CHECK 3562.42

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11496 PG. 340

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

05911897

IDENTIFICATION REFERENCE

99 MAY 27 AM 9:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	956600.00
CON TX	3539.42
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	3562.42
CHECK	3562.42

05/27/99 01 09:32 0001 1297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465872