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SPECIAL WARRANTY DEED

TO: C. Mark Carver, Trustee

This instrument was prepared by:
J. Bryan Echols, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, Suite 1800
Nashville, TN 37219

FROM: Javan Enterprises, Inc.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
C. Mark Carver, Trustee c/o BAT Realty, LLC 54 Music Square East Suite 102 Nashville, Tennessee 37203	Same	93-13-104 93-13-108 93-13-118

99 AUG 13 PM 3:55
REGISTER
COUNTY, TN.

06243322
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,075,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me,
this 13th day of August, 1999.

4000.50

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Javan Enterprises, Inc.**, a Tennessee corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C. Mark Carver, Trustee** (hereinafter called

the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth herein), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 13th day of August, 1999.

SELLER:

JAVAN ENTERPRISES, INC.,
a Tennessee corporation

By: Donnan Javan Keith

Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller, a Notary Public of said County and State, personally appeared Dennis Javan Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President (or other officer authorized to execute the instrument) of JAVAN ENTERPRISES, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at Office, this 13th day of August, 1999.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 365, 366, 367, 368 and 369, on the Plan of McNairy's Plan of West Nashville lots, as shown on plat of record in Minute Book "C", pages 136 and 137, in the Chancery Court at Nashville, Tennessee, also in Plan Book 1, page 15, Chancery Court at Nashville, Tennessee, and the northerly one half of Lot No. 2 on the Plan of Bateman property, as of record in Minute Book "H", page 800, Chancery Court Clerk's Office for Davidson County, Tennessee, described according to Survey of A & A Engineers, Inc., dated April 28, 1980, as follows:

Beginning at a point in the southeast margin of Pine Street, said point being the northwest corner of the aforementioned Lot No. 369; thence with said margin of Pine Street north 62 deg. 40' 17" east 150.00 feet to a point; thence south 27 deg. 01' 16" east 150.00 feet to a point; thence north 62 deg. 40' 17" east 150.00 feet to a point in the west margin of 12th Avenue South; thence with said margin of 12th Avenue South south 27 deg. 01' 16" east 171.50 feet to a point; thence with a curve having a radius of 69.34 feet, a distance of 41.70 feet; thence south 7 deg. 26' 16" west 79.20 feet to a point; thence north 81 deg. 14' west 170.84 feet to a point; thence north 6 deg. 32' east 30.00 feet to a point; thence north 82 deg. 21' west 161.96 feet to a point; thence north 5 deg. 40' east 24.53 feet to a point; thence north 26 deg. 33' 18" west 146.74 feet to a point; thence north 30 deg. 13' 58" west 40.06 feet to the point of beginning.

Being the same property conveyed to Javan Enterprises, Inc., a Tennessee corporation, by Deed of Record in Book 6179, page 747, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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1. 1999 State and County taxes for Tax Parcels No. 93-13-104, 93-13-108, and 93-13-118, a lien not yet due and payable.

2. Right-of-Way Easement(s) as set forth in instrument recorded in Book 714, page 31.

3. Sewer Easement(s) as set forth in instrument recorded in Book 1633, page 330.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0624322
IDENTIF. ↑ REFERENCE

99 AUG 13 PM 3:55

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT
1075000.00
CON TX 3977.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 4000.50
CHECK 4000.50

08/13/99 01 15:54 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506358