18-A
JM

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

Instr:200002040011905 Page: 1 OF 6
REC'D FOR REC 02/04/2000 11:52:22AM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $8325.00

SPECIAL WARRANTY DEED

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	70-13-158

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, KIMBRO EQUITIES I, a Tennessee general partnership composed of Harlon J. Kimbro, Jr., William C. Kimbro and Anne Elizabeth Frost (the "Grantor"), has bargained and sold, and by these presents does 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 improved property located at 3130 Clarksville Highway, 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.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 3rd day of February, 2000.

KIMBRO EQUITIES I, a Tennessee general partnership

By: _____
Harlon J. Kimbro, Jr., general partner

By: _____
William C. Kimbro, general partner

By: _____
Anne Elizabeth Frost, general partner

Being all of the partners thereof.

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Harlon J. Kimbro, Jr., 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 a general partner of Kimbro Equities I, a general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 3rd day of February, 2000.

_____
Notary Public

My Commission Expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

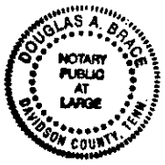
NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, William C. Kimbro, 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 a general partner of Kimbro Equities I, a general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 3rd day of February, 2000.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Anne Elizabeth Frost, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a general partner of Kimbro Equities I, a general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 3rd day of February, 2000.

Notary Public

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,250,000.

Anne Elizabeth Frost, Partner
Affiant

Sworn to and subscribed before me this 3rd day of February, 2000.

Notary Public

My Commission Expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Being Lot No. 1 on the Plat of the Subdivision of the James A. Lewis Property, of record in Plat book 6200, page 577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimbro Equities I, a Tennessee general partnership, by deed from Lewis Investment Company, Inc., a Tennessee Corporation, James A. Lewis and Hilda M. Lewis, of record in Book 7156, page 90, Register's Office for Davidson County, Tennessee.

TRACT II:

BEGINNING at the point of intersection of the southeast margin of Buena Vista Pike and the north corner of the James A. Lewis property; thence with the right-of-way of Buena Vista Pike, south 37 deg. 10' west 147 feet, more or less, to a point; thence along said right-of-way with a 168 feet radius curve left, 53.37 feet to a point; thence with a 48-foot radius curve left 45 feet, more or less; thence north 42 deg. 56' east along the James R. Sherrill property line 177 feet, more or less, to the James A. Lewis property line; thence along said line 81 feet, more or less, to the point of beginning.

Being the same property conveyed to Kimbro Equities I, a general partnership by deed from T&W Enterprises, Inc. of record in Book 7235, page 377, said Register's Office.

INCLUDED in the above-described property, but EXCLUDED herein, is the following described property conveyed by Kimbro Equities I, to James A. Lewis and wife, Hilda M. Lewis, by quitclaim deed of record in Book 7529, page 910, and Book 7536, page 568, said Register's Office, to wit:

BEGINNING with a point located in the southerly right-of-way of Buena Vista Pike, said point being 220 feet, more or less, easterly from the center line of Clarksville Highway also being the southwest corner of Lot No. 2 of the division of James A. Lewis property, as of record in Plat Book 6200, page 577, Register's Office for Davidson County, Tennessee; thence south 52 deg. 49 min. 57 sec. east 69.69 feet to a point; thence south 42 deg. 46 min. 41 sec. west 85.66 feet to a point; thence north 51 deg. 22 min. 40 sec. west 60.68 feet to a point in the southerly right-of-way margin of Buena Vista Pike; thence with said margin, north 36 deg. 46 min. 17 sec. east 83.81 feet to the point of beginning, containing 0. 13 acres, more or less.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for 2000 and thereafter, a lien which is not yet due and payable.

2. All matters shown on plat recorded in Book 6200, page 577, Register's Office for Davidson County, Tennessee.

3. Reciprocal Access and Sign Easement of record in Book 7156, page 95, Register's Office for Davidson County, Tennessee.

SHEETSDM/ 2069682.2