Instr:200003140026103 Page: 1 OF 5
REC'D FOR REC 03/14/2000 9:44:51AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $9598.45

18-A

3

SPECIAL WARRANTY DEED

TO:	Priest Lake Limited Partnership	This instrument prepared by C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Bennett-Volunteer, LLC	

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Priest Lake Limited Partnership 3202 Belmont Boulevard, Suite A Nashville, TN 37212	Same	Map 97, Parcel 46 Map 97, Parcel 47

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,594,176.00.

Affiant — Atty For Purchaser

Sworn to and subscribed before me,
this 13th day of March, 2000.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1-27-01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bennett-Volunteer, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Priest Lake Limited Partnership, a Delaware limited partnership** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor'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 "Property").

The 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 Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), 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, Grantor has caused this Special Warranty Deed to be executed effective as of the 10th day of March, 2000.

GRANTOR:

BENNETT-VOLUNTEER, LLC,
a Tennessee limited liability company

By: _____
William D. Orand, Chief Manager

(Remainder of Page Intentionally Left Blank)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah L Elder, a Notary Public of said County and State, personally appeared William D. Orand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of BENNETT-VOLUNTEER, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office, this 10 day of March, 2000.

Deborah L Elder
Notary Public

My Commission Expires: My Commission Expires OCT. 25, 2003

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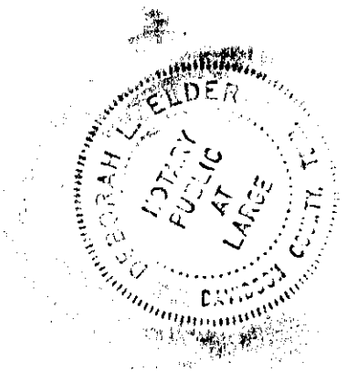


EXHIBIT A

Being all of Lot 1 as shown on the final subdivision plat entitled "Lots 1, 2 & 3 Alta Lake P.U.D. Subdivision Plat" (the "Plat") as recorded in the Register's Office for Davidson County, Tennessee as Instrument Numbers 200003020020461, 200003020020462, and 200003020020463 as amended by Surveyor's Certificate of Correction as recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 200003090024166, containing 30.206 acres more or less.

Being a portion of the same property conveyed to Bennett-Volunteer, LLC, by J.S. Earhart, Sr., by deed of record at Book 11480, page 866, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2000 Taxes, a lien, which are not yet due and payable.

2. Easements granted to First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District), of record in Book 10971, page 619, and of record in Book 10971, page 622, as corrected in Book 11283, page 913, and as retained in Book 11480, page 862, Register's Office for Davidson County, Tennessee.

3. Rights of the public with ingress and egress to that portion of the Property contained within the boundaries of a cemetery located on the eastern boundary of the property on Mills Road as specifically shown on the Plat and on the survey of Ragan-Smith Associates, Inc., dated March 2, 2000.

4. Subject to all matters shown on the final subdivision plat entitled "Lots 1, 2 & 3 Alta Lake P.U.D. Subdivision Plat" as recorded in the Register's Office for Davidson County, Tennessee as document numbers 200003020020461, 200003020020462, and 200003020020463, as amended by Surveyor's Certificate of Correction as recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 200003090024166.