Instr:200008070077966 Page: 1 OF 4
REC'D FOR REC 08/07/2000 9:59:04AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $3739.18

Box 37
LC

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hallmark Dodge Venturers c/o Hallmark Jeep, Inc. 2431 Gallatin Road North Madison, Tennessee 37115	Being Part of Map-Parcel 174/176	**Hallmark Dodge Venturers** c/o Hallmark Jeep, Inc. 2431 Gallatin Road North Madison, Tennessee 37115
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TSC REALTY CAPITAL, L.P.,** a Tennessee limited partnership(the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **HALLMARK DODGE VENTURERS**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year have been prorated between the parties. Grantor will be responsible for the payment of the taxes for the year 2000 on the Property, with all subsequent years to be assumed and paid by the Grantee.

2. All matters shown on Plat recorded in Book 7900, page 39; Book 7900, page 69, and Book 7900, page 114, Book 7900, page 229; Book 9700, page 511

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,010,588.00

Affiant

Subscribed and sworn to before me this 4th day of August, 2000.

Notary Public
My Commission Expires: 5/26/2000

KIMBERLY B. HEATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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100849-016 08/02/2000

and 512 with Surveryor's Certificate of Correction of Plat in Book 10728, page 740; Book 9700, pages 969 and 970, Office of the Register, Davidson County, Tennessee.

3. Restrictions as contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957, and supplemented in Book 10722, page 95, Office of the Register, Davidson County, Tennessee, together with that certain Acknowledgment Regarding Supplemental Declaration of Protective Covenants as of record in Instrument Number 200007250073371, Office of the Register, Davidson County, Tennessee.

4. Lack of direct ingress and egress to I-24, a controlled access highway, as conveyed to State of Tennessee as of record in Book 2813, page 369 and Book 2813, page 385, Office of the Register, Davidson County, Tennessee.

5. Benefits incident to the use of Detention Pond Easement as of record in Book 10095, page 208, Office of the Register, Davidson County, Tennessee.

6. Declaration of Joint Access, Landscape and Utility Easement of record in Instrument Number 200007250073372, as re-recorded in Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

15. All matters shown on Plat recorded for The Crossings at Hickory Hollow Phase II, Resubdivision of Lot No. 2, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of August, 2000.

TSC REALTY CAPITAL, L.P.
a Tennessee limited partnership

By: SC Capital, LLC,
a Tennessee limited liability company
its general partner

By: _____

Name: G. Nelson Crowe

Title: Secretary/Treasurer

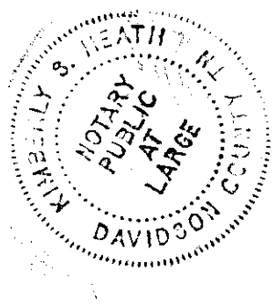
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G. Nelson Crowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary/Treasurer of SC Capital, LLC, a Tennessee limited liability company and general partner of TSC Realty Capital, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Secretary/Treasurer of SC Capital, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Secretary/Treasurer of SC Capital, LLC, the general partner of TSC Realty Capital, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of August, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 5/26/2002



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EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phse II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH those certain easements created pursuant to a Declaration of Joint Access, Landscape and Utilities Easements of record in Instrument Number 200007250073372, as re-recorded in Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

BEING part of the same property conveyed to TSC Realty Capital, L.P., by deed of record in Book 11647, page 168, Office of the Register, Davidson County, Tennessee.