THIS INSTRUMENT PREPARED BY:
Stokes Bartholomew Evans & Petree, P.A. (RRC)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Instr:20000831008632S Page: 1 OF 6
REC'D FOR REC 08/31/2000 1:20:37PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $497.28

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Eagle Ridge at the Reserve, LLC	Same	Map 128
c/o J.W. English Development Co.		Parcel 154
8275 E. Bell Road, Suite 200		
Scottsdale, Arizona 85260		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten 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, NASHVILLE HIGHLANDS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto said EAGLE RIDGE AT THE RESERVE, LLC, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this Special Warranty Deed to be executed as of the 14th day of ~~July~~ August, 2000.

NASHVILLE HIGHLANDS, LLC

By: J.W.E. Real Estate, Inc.
Title: Chief Manager

By: _____
J.W. English, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Carole M. Marson, a Notary Public of the State and County aforesaid, personally appeared J. W. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of J.W.E. Real Estate, Inc., the Chief Manager of NASHVILLE HIGHLANDS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of July, 2000.

Carole M. Marson
Notary Public

My Commission Expires: 9-23-2000.

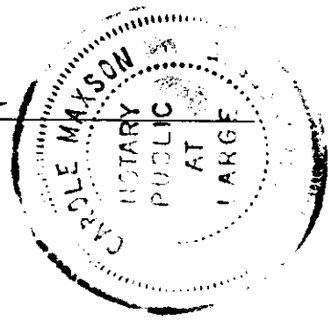
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,400.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2000.

Notary Public



My Commission Expires: 9-23-2000.

136915.1

EXHIBIT A

LEGAL DESCRIPTION
Nashville Highlands Phase 1A

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, being more particularly described as follows:

All bearings stated herein are referred to the Tennessee State Plane Coordinate System, Grid North (NAD 83).

COMMENCING from an iron rod on the easterly margin of Old Hickory Boulevard, same being a common corner with Amberwood LTD. of record in Plat Book 6250, page 204 in the Register's Office of Davidson County, Tennessee;

THENCE, leaving said easterly margin of Old Hickory Boulevard with Amberwood's northerly line N 89°55'18" E, 631.09 feet;

THENCE, leaving Amberwood's northerly line N 00° 04'42" W, 97.67 feet to the true **POINT OF BEGINNING** of the herein described tract;

THENCE, with the boundary of Nashville Highlands Phase 1A the following calls:

N 31°52'33" W, 62.77 feet;

N 62°34'53" W, 208.76 feet;

N 26°27'27" W, 170.87 feet;

N 17°47'11" E, 229.91 feet;

N 11°52'20" W, 108.86 feet;

N 42°07'18" W, 174.56 feet;

N 12°33'25" W, 105.85 feet;

N 29°02'35" E, 115.59 feet;

N 64°07'22" E, 239.38 feet;

N 39°24'27" E, 124.71 feet;

S 89°23'25" E, 111.08 feet;

N 37°57'22" E, 30.74 feet;

S 68°47'43" E, 124.22 feet;

S 33°56'56" W, 178.67 feet;

S 45°15'11" W, 184.53 feet;

S 01°54'17" W, 230.24 feet;

S 09°15'33" E, 357.71 feet;

S 66°24'47" E, 58.60 feet;

S 21°06'51" E, 138.25 feet;

S 42°46'03" W, 52.06 feet;

S 27°53'08" E, 37.21 feet;

with a non-tangential curve to the right, 128.65 feet, said curve having a radius of 245.00 feet, a central angle of 30°05'10", and a chord of S 63°55'57" W, 127.18 feet to the true **POINT OF BEGINNING** and containing 334,599 square feet or 7.68 acres, more or less.

Being a portion of the same land conveyed to Nashville Highlands, L.L.C. by deed of record in Book 9988, Page 389, in the Register's Office of Davidson County, Tennessee.

Barge, Waggoner, Sumner and Cannon, Inc.
File 09358-24
March 31, 2000

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Matters shown on the Plan of record in Book 7900, pages 896, 897 and 898 in the Davidson County, Tennessee Register's Office.

2. Easement for Drainage Facility of record in Book 8083, Page 534, said Register's Office.

3. In the event the property is developed for single family residential purposes, as set forth in Article 7.02 of that instrument of record in Book 5074, page 856, at page 886, Third National Bank Trustee is granted certain options with regard to the property conveyed by Installment Deed of record in Book 4310, page 579, said Register's Office.

4. Such matters as are shown on the survey of the property made by Mark E. Sawyer, Barge, Waggoner, Sumner and Cannon, Inc., No. 9358-13, dated December 22, 1994, revised January 17, 1995, January 30, 1995, February 2, 1995, February 13, 1995, July 22, 1996, March 30, 2000 and August 3, 2000.

5. Subject to a Drainage Easement as set out in Deed of record in Book 7861, page 559, said Register's Office.