Bk 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wright Development, L.P. 2505 21st Avenue South Nashville, Tennessee 37202 Attn: Pamela Wright	#104-15-407	Same.

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CWC)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Thousand and No/100 DOLLARS ($850,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JUNIOR ACHIEVEMENT OF MIDDLE TENNESSEE, INC. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to WRIGHT DEVELOPMENT, L.P. (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 reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 2525 21st Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (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 covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Pamela J. Wright
Affiant

Subscribed and sworn to before me this 2nd day of October, 2000.

Priscilla West
Notary Public
My Commission Expires: 5-30-04

PRISCILLA WEST NOTARY PUBLIC AT LARGE DAVIDSON TN

Davidson County DEEDWARR
Recvd: 10/05/00 11:31 5pgs
Fees:23.00 Taxes:3145.00
20001005-0099077

IN WITNESS WHEREOF, the Grantor has executed this Deed this ~~25th~~ 2nd day of ~~September~~ October, 2000.

JUNIOR ACHIEVEMENT OF MIDDLE TENNESSEE, INC.

By: _____
David E. Hall, Chairman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, David E. Hall the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David E. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chairman of Junior Achievement of Middle Tennessee, Inc., the within named bargainor, a corporation, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

Witness my hand and seal, at office in Nashville, Tennessee, this the ~~25th~~ 2nd day of ~~September~~ October, 2000.

_____
NOTARY PUBLIC

My Commission Expires: May 28, 2003



EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the southerly part of Lot No. 52 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, as more particularly described on a survey by Barge, Waggoner, Sumner and Cannon for Harvey Kirkpatrick, dated May 20, 1976, File No. 6040, described as follows:

Beginning at an iron pin set at the northeasterly corner of the intersection of Woodlawn Drive, formerly Belair Avenue and an unimproved alley 18 feet in width, being No. 815;

Thence, North 3 degrees 27 minutes East along the easterly line of said alley a distance of 100 feet to an iron pin set at a fence located along the southerly boundary of property now or formerly owned by Effie S. Hooker and husband, John J. Hooker, by deed of record in Book 3673, Page 135, Register's Office for said County;

Thence, South 86 degrees 34 minutes East along said southerly boundary a distance of 226.6 feet to a point on the northwesterly right-of-way line of 21st Avenue, South;

Thence, southwesterly along the northwesterly right-of-way line of 21st Avenue, South along a curve to the right, having a radius of 710.70 feet, a distance of 79.80 feet, more or less, to a point;

Thence, continuing along the northwesterly right-of-way line of 21st Avenue, South along a curve to the right, having a radius of 721.70 feet, a distance of 27.27 feet, more or less, to a point;

Thence, continuing along said northwesterly right-of-way line of 21st Avenue South along a curve to the right, having a radius of 29.50 feet, a distance of 16.66 feet, more or less, to a point on the northerly margin of Woodlawn Drive;

Thence along the northerly margin of Woodlawn Drive North 86 degrees 34 minutes West a distance of 155.1 feet, more or less, to the point of beginning.

Being the same property conveyed to Junior Achievement of Middle Tennessee, Inc. by William D. Heydel as Successor Trustee, and William D. Heydel, individually, as beneficiary, by Deed of record in Book 8264, Page 972, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is an "easement for highway purposes" conveyed by Right-of-way Deed for Highway purposes from Edward L. Kirkpatrick, Jr., James Monroe Kirkpatrick, Harvey T. Kirkpatrick and Sarah Kirkpatrick Frederick, as joint tenants, to the State of Tennessee for the use and benefit of the Department of Transportation, of record in Book 4783, Page 981, said Register's Office, being more particularly described as follows:

Beginning at the point of intersection of the west margin of 21st Avenue South and the north margin of Woodlawn Drive;

Thence, along the said north margin North 86 degrees 34 minutes West 17.54 feet;

Thence northeastwardly along a curve to the left having a radius of 29.5 feet a distance of 16.66 feet;

Thence along a curve to the left having a radius of 721.70 feet a distance of 27.27 feet;

Thence along a curve to the left having a radius of 710.70 feet a distance of 79.35 feet to a point in the south boundary of the Effie S. Hooker property;

Thence along the said south boundary South 86 degrees 34 minutes East 2.88 feet to a point in the west margin of the said 21st Avenue South;

Thence along the said west margin South 33 degrees 03 minutes West 114.0 feet to the point of beginning and containing 652 square feet.

Being the same propety conveyed to Junior Achievement of Middle Tennessee, Inc. by deed of record in Book 8264, page 972, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2000, a lien, which are not yet due and payable. Tax Parcel No. 104-15-407.

2. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 4783, page 981.

3. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 5738, page 604.