Box 62
rita

SPECIAL WARRANTY DEED

TO:	Budig Realty, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Harris A. Gilbert, Charles Gilbert, Jr. and Pauline G. Bader	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Budig Realty, LLC 54 Music Square East, Suite 102 Nashville, TN 37203	Same	Map 60, Parcel 22

Davidson County DEEDWARR
Recvd: 10/23/00 13:57 5pgs
Fees:22.00 Taxes:0.00

20001023-0104888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-. Tax on this property was paid under Instrument No. 20000921-0094070, Register's Office for Davidson County, Tennessee.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 20th day of ~~September~~ October, 2000.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 5/27/2001

SPECIAL WARRANTY DEED

WHEREAS, on September 21, 2000, a Special Warranty Deed from Harris Gilbert,Trustee to Budig Realty, LLC was recorded under Instrument No. 20000921-009470, Register's Office for Davidson County, Tennessee (the "Deed") and the undersigned being all of the beneficiaries of the Trust, which was the Seller in the Deed, desire to evidence our consent and to convey all of our right, title and interest in and to the said property previously conveyed under the aforesaid Instrument Number;

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harris A. Gilbert, Charles Gilbert, Jr, and Pauline G. Bader** (hereinafter called the "Sellers"), have bargained and sold, and by these presents do transfer and convey unto **Budig Realty, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Sellers' 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 above-referenced 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 said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Sellers further covenant and bind themselves, their heirs, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Sellers (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, Sellers have signed this Special Warranty Deed effective as of the 21st day of September, 2000.

SELLERS:

Harris A. Gilbert

Charles Gilbert, Jr.

Pauline G. Bader

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen W. Huff, a Notary Public of said County and State, personally appeared Harris A. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of October, 2000.

Notary Public

My Commission Expires: 11-21-03

KAREN W. HUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen W. Huff, a Notary Public of said County and State, personally appeared Charles Wilfong, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of October, 2000.

KAREN W. HUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen W. Huff
Notary Public

My Commission Expires: 11-29-03
My Commission Expires NOV. 29, 2003

STATE OF NEW YORK
COUNTY OF New York

Before me, Natalie E. Ortiz, a Notary Public of said County and State, personally appeared Pauline G. Bader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in New York, New York, this 16th day of October, 2000.

Natalie E. Ortiz
Notary Public

My Commission Expires: May 1st, 2002

NATALIE ORTIZ
NOTARY PUBLIC STATE OF NY
NO. 01OR6041161
EXP. 5-01-02
CERTIFIED IN BRONX COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:
A PORTION OF THE FOLLOWING:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BASED UPON A SURVEY PREPARED BY CHERRY LAND SURVEYING, 622 WEST IRIS, NASHVILLE, TENNESSEE 37204, TN RLS NO. 1512, DATED JUNE 9, 2000, AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF BILLIE J. WALKER, ET AL. AS OF RECORD IN DEED BOOK 11156, PAGE 90, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED AT NORTHING: 666,318.77, EASTING; 1,769,189.13 ON THE STATE PLANE COORDINATE SYSTEM;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, SOUTH 07 DEG 54 MIN 08 SEC EAST, 469.47 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 176.89 FEET, THE CENTRAL ANGLE OF WHICH IS 06 DEG 52 MIN 27 SEC, THE RADIUS OF WHICH IS 1474.39 FEET, THE CHORD OF WHICH IS SOUTH 11 DEG 20 MIN 21 SEC EAST, 176.79 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1088 (UNIMPROVED);

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1088, SOUTH 88 DEG 22 MIN 21 SEC WEST, 1220.73 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE WESTERLY TERMINUS OF ALLEY NUMBER 1088, AND IN THE EASTERLY PROPERTY LINE OF P.H.P MINISTRIES, INC., TRUSTEE, AS OF RECORD IN DEED BOOK 11444, PAGE 811, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1088, AND THE WESTERLY TERMINUS OF ALLEY NUMBER 1088, WITH THE EASTERLY PROPERTY LINE OF P.H.P MINISTRIES, INC., TRUSTEE, NORTH 07 DEG 47 MIN 29 SEC EAST, 658.73 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF BILLIE J. WALKER, ET AL;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF BILLIE J. WALKER, ET AL, NORTH 88 DEG 52 MIN 07 SEC EAST, 1031.83 FEET TO THE POINT OF BEGINNING. CONTAINING 724,124 SQUARE FEET OR 16.624 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HARRIS A. GILBERT, TRUSTEE, AS OF RECORD IN DEED BOOK 4412, PAGE 934, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. And being the same property conveyed to Budig Realty, LLC by deed from Harris Gilbert, Trustee of record in Instrument No. 20000921-0094070, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County real property taxes, a lien not yet due and payable.

2. Right of access by the general public to the cemetery described in deed recorded in Book 4412, page 934, Register's Office for Davidson County, Tennessee.