Bk37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B & B Enterprises 427 Harding Industrial Drive Nashville, Tennessee 37211	Map/Parcel 174/199	**B & B Enterprises** 427 Harding Industrial Drive Nashville, Tennessee 37211
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 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 **B & B ENTERPRISES**, a Tennessee general partnership comprised of James H. Baker and Charles Brownlee (the "Grantee"), Grantee's heirs, 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 11700, page 30, Office of the Register, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/26/00 15:33 4pgs
Fees:19.00 Taxes:877.11
20001026-0106353

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,055.94

James H. Baker
Affiant

Subscribed and sworn to before me this 25th day of October, 2000.

Nellie Kepley
Notary Public
My Commission Expires: 7-28-2001

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0676572.01
100849-038 10/25/2000

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, Office of the Register, Davidson County, Tennessee.

4. Underground utilities crossing on southern portion of property as shown on on that certain survey number 20165, dated September 12, 2000, last revised September 14, 2000, prepared by Robert M. Searson, Tennessee, RlLS # 1666, of Littlejohn Engineering Associates, Inc., Surveyors.

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 25th day of October, 2000.

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

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

By: Thomas S. Smith

Name: Thomas S. Smith

Title: Chief Mgr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas S Smith, 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 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 Chief Manager 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 Chief Manager 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 25th day of October, 2000.

Joan Hanes
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 29, 2001

0676572.01
100849-038 10/25/2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of the Resubdivision of Lot 3, the Crossings at Hickory Hollow, as shown on plat of record in Plat Book 11700, page 30, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a tract of land in the southeast portion of Nashville, Davidson County, Tennessee, being bounded on the south by the northern right-of-way of Crossings Boulevard (100' right-of-way), on the west by the right-of-way of Old Franklin Road (100' right-of-way), on the north by Feintool Tennessee, Inc., as recorded in Book 11067, page 44, Office of the Register, Davidson County, Tennessee, and on the east by lands of Arcus Data Security, as recorded in Instrument 2000061559922, Office of the Register, Davidson County, Tennessee, which property is more accurately described as follows:

POINT OF BEGINNING, being a found Iron Rod at the intersection of said eastern right-of-way of Old Franklin Road and the northern right-of-way of said Crossings Boulevard at the radius return;

Thence, with a curve to the right having a radius of 1041.02 feet, an arc length of 659.86 feet, a delta angle of 36 degrees 19 minutes 02 seconds and a chord bearing and distance of North 24 degrees 38 minutes 38 seconds East 648.86 feet to a found Iron Rod at the northwest corner;

Thence, South 50 degrees 14 minutes 44 seconds East 343.93 feet to a set point at the northeast corner;

Thence, South 39 degrees 45 minutes 16 seconds West 321.34 feet to a found Iron Rod;

Thence, South 10 degrees, 52 minutes 49 seconds West 211.19 feet to a found Iron Rod at the southeast corner, being on said northern right-of-way of Crossings Boulevard;

Thence, along said right-of-way of Crossings Boulevard with a curve to the left having a radius of 1619.19 feet, an arc length of 109.82 feet, a delta angle of 3 degrees 53 minutes 09 seconds, and a chord bearing and distance of North 81 degrees 03 minutes 48 seconds West 109.80 feet to a found Iron Rod;

Thence, continuing along said right-of-way of Crossings Boulevard North 83 degrees 00 minutes 20 seconds West 143.02 feet to a found Iron Rod;

Thence, along said right-of-way of Crossings Boulevard with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of North 38 degrees 00 seconds 21 minutes West 63.64 feet to the POINT OF BEGINNING.

Said property contains 195,914 square feet or 4.50 acres, more or less.

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.