Box 31
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Image Properties, LLC c/o Kurt Beasley Suite 104, Winston Place 104 East Park Drive Brentwood, TN 37027	147-00-042	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 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, SEVEN MILE CREEK, L.P. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to IMAGE PROPERTIES, LLC (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 following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Any mechanics', contractors or materialmen's liens or lien claims resulting from work performed on or materials delivered to the Property for or on behalf of the Grantee.

3. Matters shown on the Plan of record in Book 7900, Page 606, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer of record in Book 6764, Page 97, said Register's Office.

5. Easements, terms and conditions set forth in the Agreement recorded in Book 8917, Page 587, said Register's Office.

6. Cross-Access Easement Agreement recorded in Book 9087, Page 101, as rerecorded in Book 9100, Page 929, said Register's Office.

7. [INTENTIONALLY OMITTED]

Davidson County DEEDWARR
Recvd: 11/08/00 13:51 3pgs
Fees:15.00 Taxes:2756.50
20001108-0111150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

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

Notary Public
My Commission Expires: 7-28-2001

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0678053.01
100849-032 11/07/2000

8. Deed of Conveyance to the Metro Government recorded in Book 10360, Page 284, said Register's Office.

9. Rights of other parties to use of the Property for ingress, egress, parking and incidental purposes.

10. Rights of upper and lower riparian owners to the flow of the waters of Seven Mile Creek, free from diminution or pollution.

This is improved 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 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.

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

SEVEN MILE CREEK, L.P., a Tennessee limited partnership

By: SCW Harding Partners, LLC, its general partner

By: Thomas S. Smith

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOAN HINES 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 Secretary of SCW Harding Partners, LLC, the general partner of Seven Mile Creek, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Secretary of the general partner, 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 of SCW Harding Partners, LLC, general partner of Seven Mile Creek, L.P.

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

Joan Hines
NOTARY PUBLIC

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

0678053.01
100849-032 10/23/2000

EXHIBIT A

Land in the 30th Civil District, Nashville, Davidson County, Tennessee, being Lot 1 of Harding Mall Village as shown on the plan of record in Book 7900, Page 606, Register's Office for Davidson County, and being more particularly described as follows:

Beginning on an iron pin (new) in the northerly right-of-way of Harding Place, and being the southeast corner of parcel 38 of the Gainsborough Corporation property (DB 8680, PG 633);

Thence, leaving said right-of-way with the east line of the above mentioned parcel 38 of the Gainsborough Corporation property, and generally following the centerline of Seven Mile Creek N 19° 35' 55" E - 275.49' to an iron pin (new) at the southwest corner of Lot 2 of the aforementioned Harding Mall Village;

Thence, with the southerly line of said Lot 2, S 68° 04' 37" E - 195.06' to an iron pin (new);

Thence, with a curve to the right having a delta of 60° 51' 45", a radius of 100.00', an arc length of 106.23', and a chord bearing and distance of S 37° 33' 41" E - 101.30' to an iron pin (new);

Thence S 07° 15' 58" E - 29.40' to an iron pin (new) in the aforementioned northerly right-of-way of Harding Place;

Thence, with said Right-of-way for the following 2 calls:

With a curve to the left having a delta of 07° 50' 38", a radius of 1,472.39', an arc length of 201.57', and a chord bearing and distance of S 78° 48' 43" W - 201.42' to a railroad spike (old);

S 74° 53' 00 W - 146.31' to the POINT OF BEGINNING, and containing 1.11 acres more or less.

Being a part of that property conveyed to Seven Mile Creek, L.P., a Tennessee limited partnership, by deed recorded in Book 9380, page 263, Register's Office for Davidson County, Tennessee.