Davidson County DEEDWARR
Recvd: 02/20/01 14:40 4pgs
Fees:19.00 Taxes:1850.00
20010220-0015627

This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Joseph B. DeLozier III, PLLC	Same	Map 92-15
5 Buckland Abbey		Parcel 37
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GRACE DEVELOPMENT, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOSEPH B. DeLOZIER III, PLLC**, 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 this reference.

Together with buildings, improvements and appurtenances located thereon, and all mineral interests and all right, title and interest of Grantor in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

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 20th day of February, 2001.

GRACE DEVELOPMENT, INC.

By: _____
John R. Grace, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, 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 Vice President of GRACE DEVELOPMENT, INC., the within named bargainor , a Tennessee corporation, and that he, as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office, this 20th day of February, 2001.

_____
Notary Public

My Commission Expires:

FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

_____
Affiant

Subscribed and sworn to before me
this 20th day of February, 2001.

_____
Notary Public
My Commission Expires:

FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

159340.1 / 2881-21

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Twenty-Third Avenue North being a portion of lots 123 and 124 as shown on Elliston's Plan of record in Plat Book 21, page 141, Register's Office for Davidson County, Tennessee, and being more particulary described as follows:

Beginning at an iron pin in the westerly margin of Twenty-Third Avenue North, said pin being northerly 246 feet along said margin from the northerly margin of Brandau Place;

Thence, leaving said margin with the north line of Lindsey Cooper, Sr. of record in Deed Book 10474, page 933, said Register's Office, S 54°43'10" W, 185.00 feet to an iron pin in the easterly margin of an alley;

Thence, with the easterly margin of said Alley, N 35°10'49" W, 55.00 feet to a point;

Thence, leaving said alley with the southerly line of Metro Government, N 54°43'10" E, 185.00 feet to an iron pin in the west margin of Twenty-Third Avenue North;

Thence, with said margin S 35°10'49" E, 55.00 feet to the point of beginning, containing 10,175 square feet or 0.23 acres, more or less.

Being the same property conveyed to Grace Development, Inc. by deed from American Heart Association, Inc., of record in Book 11685, page 591, said Register's Office.

EXHIBIT B

1. Real estate taxes for 2001, a lien, not yet due and payable, which have been prorated between the parties.

2. Matters shown on ALTA/ACSM Topographic and Site Improvement Survey, dated December 28, 2000, last revised January 9, 2001, prepared by William C. Cockrill, Tennessee No. 1401, Crawford Land Surveyors, P.C., 1929 21st Avenue, South, Nashville, TN 37212, File No. 20246 (E).