Box 39

This Instrument Was Prepared By:
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150 Fourth Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 02/28/01 12:16 3pgs
Fees:15.00 Taxes:2907.09
20010228-0018548

Address New Owner(s):
Berry Hill Square, LLC
4121 Hillsboro Road
Suite 302
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map and Parcel:
92-12-394

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 considerations, the receipt of which is hereby acknowledged, Kermit C. Stengel, Jr. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Berry Hill Square, LLC (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1917 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. The Grantor is currently married to Patricia Stengel but the Grantor certifies that the above-described property is not their homestead.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2001.

Kermit C. Stengel, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Robert M. Holland, Jr. a Notary Public in and for the County and State aforesaid, personally appeared KERMIT C. STENGEL, JR., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of February, 2001.

Notary Public

My Commission Expires: 7-26-03

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $785,700.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2001.

Notary Public

My Commission Expires: 7-26-03

EXHIBIT A

BEING a tract of land in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee 37072 dated February 21, 2001, bearing Job No. 01-02-17, prepared by Rocky L. Montoya, RLS No. 697 as follows:

BEGINNING at an iron rod (old) on the southerly margin of Church Street, said point being the northeasterly most corner of the herein described parcel, thence; leaving said margin, South 37° 30' 00" East, 174.00 feet, to an iron rod (old), said point falling on the northerly margin of a 20 foot alley, and also being the southeasterly most corner of the herein described parcel, thence; along said alley, South 52° 30' 00" West, 100.10 feet, to an iron rod (old), said point being the southwesterly most corner of the herein described parcel, thence; leaving said alley, North 37° 30' 00" West, 174.00 feet, to an iron rod (old) on the southerly margin of Church Street, said point being the northwesterly most corner of the herein described parcel, thence; along said margin, North 52° 30' 00" East, 100.01 feet to the point of beginning, containing 17,417.40 feet and/or 0.40 acres more or less.

Being the same property conveyed to Kermit C. Stengel, Jr. by deed of record in Book 7099, page 240, Register's Office for Davidson County, Tennessee.