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

Davidson County DEEDWARR
Recvd: 03/15/01 14:23 3pgs
Fees:15.00 Taxes:4712.65
20010315-0024892

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Douglas Henry Joyce 1950 Chickering Road Nashville, TN 37215-5306	SAME	Map 157 Parcel 8 Field Book FH-02760

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TRILLIUM PASTURES, L.P.**, a Tennessee limited partnership (hereinafter the "GRANTOR") has bargained and sold, and by these presents does hereby transfer, assign and convey unto **DOUGLAS HENRY JOYCE**, as to a 50% interest, and **SUNTRUST BANK**, as Trustee of the KATHRYN CRAIG HENRY TRUST for the benefit of Douglas H. Joyce under agreement dated December 20, 1971, as to a 50% interest, as tenants in common (hereinafter collectively the "GRANTEE"), their heirs, successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 1950 Chickering Road, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S heirs, successors and assigns, forever. GRANTOR covenants that the title to said property is free from all encumbrances made or suffered by GRANTOR, except as otherwise set forth herein; and GRANTOR further covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to said property to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 15th day of March, 2001.

TRILLIUM PASTURES,
a Tennessee limited partnership

By: _____
Douglas Henry Joyce, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas Henry Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of TRILLIUM PASTURES, the within named bargainor, a Tennessee limited partnership, and that he, as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand, at office, this 15th day of March, 2001.

_____
Notary Public

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
5-26-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,273,688.00.

_____
AFFIANT

Subscribed and sworn to before me this
15th day of March, 2001.

_____
Notary Public

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
5-26-04

146384.2 / 1205-1

EXHIBIT A

Legal Description

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plat showing subdivision of the J.H. Northern Farm, as of record in Book 1130, page 48, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of Belle Meade Pike (since changed to Chickering Road) at the southwest corner of the property conveyed to Florence Anderson Wilkerson by deed from William M. Parrish and wife, of record in Book 1339, page 550, Register's Office for Davidson County, Tennessee; thence with Wilkerson's southerly line, South 87-1/2° east 1096 feet to the westerly line of the Sawyer land; thence with said line South 2-1/2° West 884-1/2 feet to the center of Old Hickory Boulevard; thence with said Boulevard, North 87° West 1085 feet to the center of Belle Meade Pike (now Chickering Road); thence with the center of said Road North 1-3/4° West 864-1/2 feet to the beginning, containing 22 acres, more or less.

Being the same property conveyed to Trillium Pastures, a Tennessee limited partnership, by Warranty Deed, of record in Book 6628, page 263, said Register's Office.