THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
jtc file no. 13999-1

Davidson County DEEDWARR
Recvd: 06/14/01 14:07 4pgs
Fees:19.00 Taxes:2345.80
20010614-0063023

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Eastwind Properties
149 Park South Court
Nashville, TN 37210

New Owner

Map 106-14
Parcel 173.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **The Volunteer Group, LLP, a Florida limited liability partnership, formerly known as The Volunteer Group, a Florida general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eastwind Properties, a Tennessee general partnership composed of Patrick J. Stella and Carl Wayne Dorr**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 of the Resubdivision of Second Revised Plat of Commercial Park South, as of record in Plat Book 7900, page 835, Register's Office for Davidson County, Tennessee, and also being the property of The Volunteer Group, as of record in Deed Book 9419, page 529, R.O.D.C., TN, and being bounded on the North by the south right-of-way line of Park South Court, on the East by Lot 25 of the Second Revised Plat of Commercial Park South, as of record in Plat Book 4662, page 481, R.O.D.C., TN, and also being the property of Centex-Rogers Construction, as of record in Deed Book 7198, page 201, R.O.D.C., TN, on the South by Lot 2, Park South Court Subdivision, as of record in Plat Book 7900, page 851, R.O.D.C., TN, also being the property of Alman Construction Company, as of record in Deed Book 9527, page 352, and on the West by Lots 1 and 2, Park South Court Subdivision, as of record in Plat Book 7900, page 851, R.O.D.C., TN, Lot 1 also being the property of 143 Park South Court, LLC as of record in Deed Book 9534, page 417, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an iron rod in the south right-of-way line of Park South Court at a corner common with Lot 25; thence with Lot 25 South 15° 04' 49" West, 268.41 feet to an iron rod in the North property line of Alman Construction Company; thence with the north property line of Alman Construction North 75° 28' 36"

West, 125.00 feet to a chisled X on concrete; thence North 15° 04' 49" East, 295.82 feet to an iron rod in the south right-of-way line of Park South Court at a corner common with 143 Park South Court, LLC; thence with the right-of-way line of Park South Court, South 78° 55' 05" East, 56.16 feet to an iron rod; thence with a curve to the right, the central angle of which is 52° 19' 55", the radius of which is 25.00 feet, the chord of which is South 52° 45' 08" East, 22.05 feet, along an arch length of 22.83 feet to an iron rod; thence with a curve to the left, the central angle of which is 48° 19' 37", the radius of which is 65.00 feet, the chord of which is South 50° 44' 59" East, 53.21 feet, along an arc length of 54.83 feet to the point of beginning, containing 36,095 square feet (0.829 acres, more or less).

The above description was prepared from an ALTA/ACSM Land Title Survey of Lot 26, on the Plat of the Resubdivision of Lots 26 and 27, Second Revised Plat of Commercial Park South prepared by R. Scot Cherry, TN R.L.S. No. 1512, Cherry Land Surveying, Inc. dated March 15, 2001, revised April 17, 2001.

Being part of the same property conveyed to The Volunteer Group, a Florida general partnership, by deed from JBC Properties, a Tennessee general partnership of record in Book 9419, page 529, Register's Office for Davidson County, Tennessee. By instrument filed with the Florida Secretary of State on January 3, 2000 as Document No. LLP000000008, the said The Volunteer Group, a Florida general partnership, elected to become a limited liability partnership, and became registered as The Volunteer Group, LLP.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of June, 2001.

The Volunteer Group, LLP
a Florida limited liability partnership

By: Delmer W. Dallas

Delmer W. Dallas
Manager and Authorized Agent

personally known

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delmer W. Dallas, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager and Authorized Agent of The Volunteer Group, LLP, a Florida limited liability partnership, the within named bargainor, and that he as such Manager and Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability partnership by himself as Manager and Authorized Agent.

WITNESS my hand and official seal at Jacksonville, Florida, this 06 day of June, 2001.

Connie S Russell
Notary Public
MyCommissionExpires: July 17 2002

Connie L Russell
My Commission CC751720
Expires July 17, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $634,000.00.

Affiant

Subscribed and sworn to before me this
6th day of June, 2001.

Perry L. Clanton
Notary Public
My commission expires: 1/29/05

WD.761

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2001, a lien not yet due and payable, which taxes have been prorated between the parties and assumed by the Grantee.

2. Matters shown on the Plat recorded in Plat Book 7900, page 835, Register's Office for Davidson County, Tennessee.

3. Matters shown on ALTA/ACSM Land Title Survey of Lot 26, on the Plat of the Resubdivision of Lots 26 and 27, Second Revised Plat of Commercial Park South prepared by R. Scot Cherry, TN R.L.S. No. 1512, Cherry Land Surveying, Inc. dated March 15, 2001, revised April 17, 2001.

4. Easement for repair and maintenance of gutters of record in Book 5160, page 709, Register's office for Davidson County, Tennessee.