PICK-UP

THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this 30th day of July 2001.

Notary Public
My Commission Expires: 10/25/03

Davidson County DEEDWARR
Recvd: 07/30/01 15:56 3pgs
Fees:18.00 Taxes:1757.50
20010730-0080710

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ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Germantown Properties, LLP, a Tennessee limited liability partnership 1308 Eighth Avenue North Nashville, TN 37208	SAME	Map 81-12 Parcel 449

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CRITTENTON SERVICES, INC., a Tennessee corporation, formerly known as Crittenton Services of Nashville, the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERMANTOWN PROPERTIES, LLP, a Tennessee limited liability partnership, the Grantee, the representatives, successors and assigns of Grantee, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of First Revision Templeton & Armstrong Subdivision, of record in Book 7900, page 374, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Crittenton Services of Nashville by Deed from American General Finance, Inc., of record in Book 8808, page 160, said Register's Office, as corrected by Deed of Correction of record in Book 9422, page 100, said Register's Office.

686361.4

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, the representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit A attached hereto), but not further or otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever 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, Grantor has caused this Special Warranty Deed to be executed on the 30 day of July, 2001.

GRANTOR:

CRITTENTON SERVICES, INC., formerly known as Crittenton Services of Nashville

By: Frank Hammer
Name: FRANK HAMMER
Title: Board President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Hammer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Board President of Crittenton Services, Inc., the within named bargainor, a corporation, and that he, as such Board President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Board President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of July, 2001.

Notary Public

My Commission Expires: 10/25/03

686361.4

EXHIBIT A

1. Covenants, restrictions, rights-of-way and other matters affecting the real property which are of record in Davidson County, Tennessee;

2. Rights of the public in streets and highways adjoining the real property;

3. Zoning and building laws, ordinances, rules, resolutions and regulations;

4. Ad valorem real estate taxes and assessments for public improvements which are not delinquent; and

5. Easements, rights-of-way, encroachments, boundary line disputes and other matters which would be disclosed by an accurate survey and inspection of the real property.