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Davidson County DEEDWARR
Recvd: 08/24/01 16:05 4pgs
Fees:23.00 Taxes:9712.50
20010824-0091959

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Berry Hill Square Partners, LLC 700 Craighead Street, Suite 305 Nashville, Tennessee 37204	New Owner	118-11-128, 118-11-129, 118-11-144

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Berry Hill Square, LLC, a Tennessee limited liability company, successor by merger to Thompson Lane Associates, a Tennessee general partnership and hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Berry Hill Square Partners, LLC, a Tennessee limited liability company hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit Nos. 5, 6, 7, 8, 9, 21, 22, 23 and part of 24, on the Plan of Berry Hill Gardens Block J, according to Plat Book 1130, page 36, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at a point in the northerly margin of Thompson Lane and the southwest corner of Lot #23, on the Plan of Berry Hill Gardens, Block "J", recorded in Plat Book 1130, page 36, Register's Office of Davidson County, Tennessee, this point being 330 feet from the intersection of Bransford Avenue and Thompson Lane, thence; North 4 degrees 44 minutes 57 seconds East, 110.04 feet to a point, thence; North 84 degrees 58 minutes 05 seconds West, 77.28 feet to a P.K. nail (old), thence; North 4 degrees 34 minutes 06 seconds East, 25.67 feet to a P.K. nail (old), this being the southeast corner of Lot #4, of said subdivision, thence; North 11 degrees 28 minutes 09 seconds West, 122.00 feet to an iron rod (old) in the southerly margin of Heather Place, this being the northeast corner of Lot #4, and the northwest corner of Lot #5, of said subdivision, thence; with a curve to the right having a radius of

301.60 feet, a delta of 7 degrees 30 minutes 47 seconds, a tangent of 19.80 feet, a length of 39.54 feet and a chord of South 88 degrees 46 minutes 07 seconds East, 39.52 feet to a point in said margin, thence; continuing along said margin, South 85 degrees 00 minutes 41 seconds East, 370.79 feet to a point, this being the northeast corner of Lot #9, and the northwest corner of Lot #10 of said subdivision, thence; South 4 degrees 04 minutes 23 seconds West, 123.80 feet to a point; this being the northeast corner of Lot #20, and the southeast corner of Lot #9, of said subdivision, thence; North 84 degrees 55 minutes 46 seconds West, 79.40 feet to an iron rod (old), this being the northwest corner of Lot #20, and the southwest corner of Lot #9, of said subdivision, thence; South 5 degrees 01 minutes 39 seconds West, 134.22 feet to an iron rod (old) in the northerly margin of Thompson Lane and the southeast corner of Lot #21, of said subdivision, thence; continuing along said margin North 85 degrees 25 minutes 32 seconds West, 241.07 feet to the point of beginning for this described property, containing 84,608 square feet or 1.94 acres more or less.

BEING a portion of the same property conveyed to Thompson Lane Associates, by deed of record in Book 7107, page 951, Register's Office for Davidson County, Tennessee. Thompson Lane Associates, a Tennessee general partnership has been converted to a limited liability company renamed Berry Hill Square, LLC by instrument filed with the Tennessee Secretary of State and recorded in the Register's Office for Davidson County, Tennessee.

This is improved property known as 718 Thompson Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the easements, rights, privileges, appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2001, a lien, which are not yet due and payable;

2. Easement for parking, pedestrian, and vehicular access and a sign easement as of record in Book 7718, page 782, Register's Office for Davidson County, Tennessee; and

3. All matters shown on Plat recorded in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused the execution this instrument on this the 23rd day of August, 2001.

"GRANTOR"

BERRY HILL SQUARE, LLC, a Tennessee limited liability company, successor by merger to Thompson Lane Associates, a Tennessee general partnership

By: _____
George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of Berry Hill Square, LLC, the within named bargainor, a Tennessee limited liability company, successor by merger to Thompson Lane Associates, a Tennessee general partnership, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, this 23rd day of August, 2001.

_____
Notary Public

My commission expires:

11-24-01

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,625,000.00.

W R Cary

Affiant

SUBSCRIBED AND SWORN to before me, this 23rd day of August, 2001.

JOHN M. [illegible]RD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3-23-02

My Commission Expires

Notary Public