Davidson County DEEDWARR
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Fees:13.00 Taxes:5312.18
20010827-0092325

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Royal Business Partners 1330 Murfreesboro Road P.O. Box 17699 Nashville, Tennessee 37217	SAME	Map 107 Parcels 164 & 165

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto ROYAL BUSINESS PARTNERS, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lots 2 and 3 on the Plan of Royal Business Center, as shown on plat of record as Instrument No. 20010727-0080058, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the property conveyed to Royal Park Investments, L.P., by Deed of record in Book 8499, page 681, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels 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 follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. All matters shown on Plat of Lots 1, 2, and 3, Royal Park Business Center, Instrument No. 20010727-0080058, Register's Office for Davidson County Tennessee.

3. All matters shown on Plat recorded in Book 8250, page 70, said Register's Office.

4. Avigation Easement as set forth in Book 8434, page 228, said Register's Office.

5. Covenants, conditions, restrictions reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9734, page 922, said Register's Office, and in any allied instrument(s) referred to in said restrictions.

And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against

the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27 day of August, 2001.

ROYAL PARK INVESTMENTS, L.P.

BY: Royal Park Properties, Inc., General Partner

BY: Sam Moore

TITLE: Aug 27- 01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, _____ Sam Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Royal Park Properties, Inc., a Tennessee corporation, the General Partner of ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership, and is authorized by the corporationn as the general partner of the limited partnership to execute this instrument on behalf of the limited partnership.

Witness my hand, at office, this 27th day of August, 2001.

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 3/23/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,435,724.00.

Michael W. Dodson
Affiant

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

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 3/23/05