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SPECIAL WARRANTY DEED

TO: H. G. HILL REALTY COMPANY

FROM: TOLLGATEHOUSE INVESTMENTS, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
H. G. Hill Realty Company Attn: President 3011 Armory Drive, Suite 130 P. 0. Box 41503 Nashville, Tennessee 37204-1503	Same	Map 104-15, Parcel 205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,212,500.00.

James W. Hawkins EOP
Affiant

Sworn to and subscribed before me, this 24th day of September, 2001.

Joy M. Young
Notary Public

My Commission Expires: 3/23/02

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tollgatehouse Investments, LLC,** a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **H. G. Hill Realty Company**, a Tennessee corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth in Exhibit B hereto), but not further or otherwise. 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, Seller has caused this Special Warranty Deed to be executed effective as of the 1st day of October, 2001.

GRANTOR:

Tollgatehouse Investments, LLC,
a Tennessee limited liability company

By: _____
Ralph E. Beard, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lori McPherson, a Notary Public of said County and State, personally appeared Ralph E. Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Tollgatehouse Investments, LLC, a Tennessee limited liability company, the within named bargainor, 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 in Nashville, Tennessee, this 28 day of September, 2001.

Lori McPherson
Notary Public

My Commission Expires: 5-26-02

EXHIBIT A

PROPERTY DESCRIPTION

A certain lot in the Seventh, formerly the Tenth, Civil District of Davidson County, Tennessee, known as the first toll gate lot on the Hillsboro Turnpike and is the same conveyed to the said Turnpike Company by E. Anderson by deed recorded in Book 83, page 472, of the Register's Office for Davidson County, Tennessee, bounded as follows:

Beginning in the center of said Turnpike at the northeast corner of said tollgate lot; running thence southwardly with the center of said Pike one hundred and forty-four (144) feet to the Southeast corner of said tollgate lot; thence westerwardly eight hundred and thirty seven (837) feet; thence northwardly one hundred and thirty nine and one-half (139 ½) feet; thence eastwardly with the south boundary of the lot conveyed by Lytton Taylor to T.M. Steger eight hundred and thirty seven (837) to the beginning.

Being the same property conveyed to M. A. Pyron and Mallie Pyron by deed from S. B. Pyron of record in Book 297, page 102, Register's Office for said County. The said M. A. Pyron having predeceased Mallie Pyron. The said Mallie Pyron married A. J. Brown and died intestate, leaving surviving her, husband, A. J. Brown and her only child and only heir at law, Miss Claire Brown. The said A. J. Brown having since died. The said Claire Brown having since died. The Last Will and Testament of Claire Brown Beard, of record in Will Book 114, page 684, Seventh Circuit Court, Probate Division for said County, devised the subject property to Robert H. Beard. The said Claire Brown and Claire Brown Beard being one and the same person. The said Robert H. Beard having since died. The Last Will and Testament of Robert Howard Beard of record in Will Book 175, page 132, said Seventh Circuit Court, Probate Division, devised the subject property as follows: a life estate in Donna Thoni Beard, with the remainder estate to be created for my son, Ralph Eugene Beard and those children as yet unborn, in equal shares. The said Robert H. Beard and Robert Howard Beard being one and the same person. The interests of Donna Thoni Beard and Ralph Eugene Beard were conveyed to Tollgatehouse Investments, LLC by Quitclaim Deeds of record in Book 11350, pages 210 213, Register's Office for said County, respectively.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for Davidson County, Tennessee.

2. Recognition, Non-Disturbance and Substitution Agreement of record as Instrument No. 200007250073537, said Register's Office.

3. Unrecorded Lease by and between Tollgatehouse Investments, LLC and H.G. Hill Realty Company as disclosed by Instrument No. 20000725007357, said Register's Office.

4. Unrecorded sublease by and between H. G. Hill Realty Company and Harris Teeter, Inc. as disclosed by Instrument No. 200007250073537, said Register's Office.