Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tom Bannen Realty, LLC 2340 Gallatin Pike North Nashville, TN 37115	same	Tax Map 26 Parcel 54
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PLA) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY ("Grantor"), has bargained and sold, and hereby transfers and conveys to TOM BANNEN REALTY, LLC ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Davidson County DEEDWARR
Recvd: 01/07/02 10:57 4pgs
Fees:23.00 Taxes:14985.00

20020107-0002044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,050,000.00.

TOM BANNEN REALTY, LLC

By: _____
Affiant

Subscribed and sworn to before me this 4th day of January, 2002.

MARILYN A. HYDE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11/27/04

767225 v2
102629-001 01/03/02

My Commission Expires NOV 27, 2004

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement granted Tennessee Electric Power Company of record in Book 1021, page 256, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10569, page 759, said Register's Office.

4. Slope Easement of record in Book 8732, page 187, said Register's Office.

5. Reciprocal Access Easement of record in Book 8732, page 192, said Register's Office.

6. Title to that portion of the Property, if any, within the bounds of any streets, roads or highways.

7. Lack of access to Vietnam Veterans Boulevard.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth in the preceding paragraph.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, except as set forth hereinabove and except that no warranty is made as to the amount of acreage in the Property.

This is improved property, known as 2318 Gallatin Pike North, Madison, Davidson County, Tennessee 37115.

By its acceptance of this Special Warranty Deed, Grantee agrees that the Property is sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above). Further, by its acceptance of this Special Warranty Deed, Grantee, for itself and all successors in title to the Property, accepts the Property in its existing condition and irrevocably waives any and all claims against Grantor arising from the condition, fitness for any particular purpose, suitability, merchantability or habitability of the Property (including, without limitation, the presence of any petroleum hydrocarbons, asbestos, PCB emissions or hazardous waste or materials upon or within the Property).

Executed this 4th day of January, 2002.

Betty Yow Hooper, Trustee

BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, the undersigned, a Notary Public in and for said County and State, the within named BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of January, 2002.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 27 2004

My Commission Expires:

4/27/04

EXHIBIT A

Legal Description

Being a tract of land in the northern portion of Davidson County, lying in the 10th Councilmanic District of Nashville, Tennessee, bounded on the north by right-of-way of Vietnam Veterans Parkway (S.R. 386) (right-of-way varies), on the east by Tom Bannen Chevrolet, Inc. as recorded in Deed Book 7162, page 746, and in Deed Book 7904, page 34, Register's Office of Davidson County, Tennessee, on the south by right-of-way of Gallatin Pike (U.S. Hwy. 31 or S.R. 6) (right-of-way varies), and on the west by Wal-Mart Stores, Inc. as recorded in Deed Book 8714, page 19 and in Deed Book 8732, page 182, Register's Office of Davidson County, Tennessee, said tract being described as follows according to a survey of Robert M. Searson of Littlejohn Engineering Associates, Inc. dated December 20, 2001, last revised January 4, 2002 (No. 20037):

POINT OF COMMENCEMENT being the southwest corner of Lot 1 of the Diskin/Bannen Subdivision Plat as recorded in Plat of instrument #200107030070466, Register's Office of Davidson County, Tennessee, said point, being a set point lying on the northerly right-of-way margin of Gallatin Pike, also being a common corner known as the southeast corner of the tract being described and as the TRUE POINT OF BEGINNING; thence with said northerly right-of-way of Gallatin Pike South 62°14'10" West 335.72 feet to a set point; thence continuing South 60°22'29" West 112.70 feet to a set point; thence leaving said right-of-way North 25°28'13" West 572.13 feet to a set point; thence North 61°04'29" East 41.29 feet to a set point; thence North 29°17'04" East 462.46 feet to a found iron rod in the southerly right-of-way margin of Vietnam Veterans Parkway; thence with said right-of-way North 65°07'43" East 562.50 feet to a found concrete monument, on the common line of Lot 1 of the previously mentioned plat; thence with said common line and leaving said right-of-way of Vietnam Veterans Parkway South 18°05'11" East 173.75 feet to a found iron rod; thence continuing with said common line South 18°23'03" East 348.46 feet to a found iron rod; thence continuing South 18°31'32" East 494.09 feet to the true point of beginning.

Being part of the same property conveyed to BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, by Quitclaim Deed from BETTY YOW HOOPER AND HUSBAND, WALLACE W. HOOPER, WALLACE WAYNE HOOPER, JR., A/K/A WALLACE W. HOOPER, JR., UNMARRIED, ALBERT DAVID HOOPER AND WIFE, LYNNE ELIZABETH ROBINSON HOOPER, AND JENNIFER M. HOOPER BOTSKO AND HUSBAND, MARK S. BOTSKO, of record in Book 10240, page 963, said Register's Office.