SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
T. LARRY EDMONDSON, ATTORNEY
800 BROADWAY
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2002.

Notary Public

My Commission Expires

11-29-2003

Davidson County DEEDWARR
Recvd: 05/06/02 09:07 2pgs
Fees:13.00 Taxes:1228.40
20020506-0054980

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
Jeffrey C. Jessup 181 Thompson Lane Nashville, TN 37211	Same	119-10-0-202.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JEFFREY C. JESSUP, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the west 80 feet of Lot No. 24, the north 12 1/2 feet of the east 75 feet of Lot No. 9 and the north 12 1/2 feet of the west 5 feet of Lot 10 of Block "F" on the unrecorded map of Woodbine Courts, Part II, described as follows:

Beginning at a point in the south margin of Thompson Lane at the corner of Lots 24 and 25; thence southwardly, with the line between said lots and along said line extended, 150 feet to a point; thence easterly 80 feet to a point which is 5 feet east of the line between Lots 9 and 10; thence northerly 150 feet to the south margin of Thompson Lane; thence with the margin of the same, westerly 80 feet to the point of beginning.

Being the same property conveyed to Martin I. Perlmutter, MD by deed from Louis Mishu of record in Book 10675, Page 251, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to MLE Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Martin I. Perlmutter, M.D. and wife, Lisa B. Adams of record in Book 11302, Page 573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 11275, Page 133, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered except for a Deed of Trust of record in Book 11275, Page 133, said Register's Office. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness my hand this 29th day of April, 2002.

MLE HOLDINGS, LLC, a Tennessee limited liability company

BY: _____
MARTIN I. PERLMUTTER

ITS: CHIEF MANAGER

STATE OF FLORIDA
COUNTY OF Monroe

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Martin I. Perlmutter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged MLE Holdings, LLC, a Tennessee limited liability company, to be the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of MLE Holdings, LLC, a Tennessee limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Marathon, Florida, this the 29th day of April, 2002.

_____
Notary Public

My Commission Expires:

Sherry L. Maybury
MY COMMISSION # CC904210
EXPIRES: January 23, 2004
Bonded Thru Western Surety Company