PICK-UP

Davidson County DEEDWARR
Recvd: 05/28/02 14:56 4pgs
Fees:23.00 Taxes:6808.00
20020528-0064436

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
GREEN & LITTLE GENERAL PARTNERSHIP 102-B Public Square Gallatin, TN 37066	SAME	Map: 117-11 Parcel: 54

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE MILLION EIGHT HUNDRED FORTY THOUSAND AND NO/100 ($1,840,000.00) DOLLARS, the receipt of which is hereby acknowledged, CONCORD PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto GREEN & LITTLE GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,840,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2002.

NOTARY PUBLIC

My Commission Expires:
5-29-05

This is improved property located at 3706 and 3706-B Hillsboro Road, Nashville, Tennessee 37215.

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

Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property and that the Property is unencumbered except for those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by this reference (the "Permitted Title Exceptions").

Grantor further covenants and binds itself and its successors and assigns, 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, subject to the Permitted Title Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the 28th day of May, 2002.

GRANTOR:

CONCORD PARTNERS, LLC, a Tennessee limited liability company

BY: _____
George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public, George N. Spiva, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of CONCORD PARTNERS, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 28th day of May, 2002.

_____
NOTARY PUBLIC

JAN MARSHALL NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
9-24-05

EXHIBIT "A"
LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fidelity Federal Savings & Loan Association Property, as shown on plat of record in Plat Book 7900, Page 863, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Concord Partners, a Tennessee general partnership, by deed of record in Book 9550, Page 114, and Book 8561, Page 961, Register's Office for Davidson County, Tennessee, Concord Partners having subsequently converted to a limited liability company named Concord Partners, LLC, by Articles of Conversion of record in Book 10740, Page 959, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. 2002 Metropolitan Nashville and Davidson County, Tennessee real property taxes, a lien but not presently due and payable;

2. Rights of tenants in possession under unrecorded leases as tenants only;

3. Matters shown on a survey entitled "As Built Survey of Lot No. 2, Fidelity Federal Savings and Loan Association Property" prepared by R. L. Montoya - Land Surveying Inc., last revised May 13, 2002 (Job No. 97-9-106);

4. All matters shown on the Plan of Fidelity Federal Savings & Loan Association property, as of record in Plat Book 7900, Page 863, Register's Office for Davidson County, Tennessee ("RODC"), excluding, however, paragraph 2.C. under "Property Information" as shown on such plat;

5. Easements to the City of Nashville, Tennessee, as of record in Book 2019, Page 401, RODC;

6. Restrictive Covenants concerning minimum square footage if the Property is developed for residential purposes contained in a warranty deed as of record in Book 1472, Page 215, RODC;

7. Water Line Easement of record in a contract of record in Book 1141, Page 378, RODC; and

8. Cross Easement of record in Book 9990, Page 5, RODC.