Davidson County DEEDWARR
Recvd: 06/14/02 13:48 4pgs
Fees:23.00 Taxes:92.50
20020614-0072600

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
AmSouth Center
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MJM Goodlettsville, LLC % Mission Property Company 5250 Virginia Way, Suite 100 Brentwood, TN 37027 Attn: Russell F. Morris, III	Same	No tax parcel no. assigned yet. Property is part of abandoned portion of Two Mile Pike under City of Goodlettsville Amended Ordinance No. 02-615 (recorded as Instrument No. 20020613-0072157 Register's Office for Davidson County, Tennessee).

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, UNION PLANTERS BANK NATIONAL ASSOCIATION (also known as Union Planters Bank, N.A.), a national banking association (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto MJM GOODLETTSVILLE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

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

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument to be executed as of the 14th day of June, 2002.

UNION PLANTERS BANK NATIONAL ASSOCIATION, a national banking association

By _____
Name: Community President
Title: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, JUDY P. ADKINS with whom I am personally acquainted, who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the COMMUNITY PRESIDENT of Union Planters Bank National Association, a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS my hand, at office, this 14th day of June, 2002.

_____
Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 25,000.

_____
Affiant

Sworn to and subscribed before me this 14th day of June, 2002.

_____
Notary Public

My Commission Expires: May 30, 2004

EXHIBIT A

PROPERTY DESCRIPTION

The western portion of the eastern half of the old right-of-way of Two Mile Pike as abandoned by the City of Goodlettsville by Amended City Ordinance 02-615 (recorded as Instrument No. 20020613-0072157), situated within the TENTH COUNCILMANIC DISTRICT of Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at a PK Nail found near the intersection of Dickerson Pike and Two Mile Pike, thence with the western margin of Two Mile Pike, South 46°08'31" East, a distance of 127.94 feet to a point; thence with a non-tangential curve to the left, having a radius of 98.00 feet, a chord bearing of South 75°51'02" East and distance of 49.44 feet, an arc distance of 49.98 feet, to a point in the centerline of Two Mile Pike, said point being the TRUE POINT OF BEGINNING;

thence with a curve to the left, having a radius of 98.00 feet, a chord bearing of North 78°23'52" East and distance of 37.88 feet, an arc distance of 38.12 feet, to a point; thence turning with a division line, the following calls:
South 19°41'29" East, a distance of 46.26 feet;
South 46°21'38" East, a distance of 22.39 feet;
South 46°49'17" East, a distance of 24.72 feet;
South 46°08'50" East, a distance of 24.80 feet;
South 48°09'06" East, a distance of 4.20 feet;
South 41°03'50" East, a distance of 10.81 feet;
South 40°53'05" East, a distance of 10.38 feet;
South 35°30'11" East, a distance of 7.24 feet;
with a curve to the right, having a radius of 175.00 feet, a chord bearing of South 21°03'08" East and distance of 87.34 feet, an arc distance of 88.27 feet;
South 06°36'06" East, a distance of 19.78 feet;
South 06°36'06" East, a distance of 38.54 feet, to a point in the northern margin of Long Hollow Pike;

thence with said northern margin, South 86°49'43" West, a distance of 18.35 feet, to a point in the centerline of Two Mile Pike;

thence continuing with said centerline the following calls:
North 03°10'17" West, a distance of 24.95 feet;
North 03°14'17" West, a distance of 30.18 feet;
with a curve to the left, having a radius of 156.63 feet, a tangent of 61.07 feet, a chord bearing of North 24°32'04" West and distance of 113.79 feet, an arc distance of 116.46 feet;
North 45°57'00" West, a distance of 80.00 feet;
North 46°08'56" West, a distance of 52.63 feet, to the Point of Beginning, and containing 0.10 acres, more or less.

BEING a portion of the same property conveyed to Owner by deed of record as Instrument No. 20020426-0051453 (corrected by Instrument No. 20020613-0072158) in the Register's Office for Davidson County, Tennessee.

The source of the foregoing description is a survey dated March 29, 2002 prepared by Larry I. Smith (RLS No. 824), L.I. Smith & Associates, Inc., 302 North Caldwell Street, Paris, TN 38242.