FILE BOX 57

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Southmark, LLC 6953 Charlotte Pike Suite 402 Nashville Tn 37209	Same	Map: 44-14 Parcel: 145

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Muriel Robinson Simpkins, Maude Robinson Hopkins and Lana Robinson ("Grantors"), has bargained and sold, and by these presents does transfer and convey unto Southmark, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Lot No. 2 on the Final Plat of the Hopkins/Robinson Property of record as Instrument No. 20020710-0083070, Register' s Office for Davidson County, Tennessee.
>
> Being a portion of the property conveyed to Muriel Robinson Estes (now Simpkins), Maude Robinson Hopkins and Edward Gale Robinson of record in Book 6727, page 496, Register's Office for Davidson County, Tennessee, Edward Gale Robinson being now deceased and Lana Robinson having inherited his interest in the subject property.

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, its successors and assigns forever.

Grantors covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantors (other than claims arising out of the matters set forth on Exhibit A attached hereto) but not further or otherwise. This conveyance is made subject to the matters set forth on Exhibit A attached hereto.

Davidson County DEEDWARR
Recvd: 07/15/02 07:59 5pgs
Fees:28.00 Taxes:2035.00
20020715-0084516

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of July 11, 2002.

Muriel Robinson Simpkins by Stephen C Baker

Muriel Robinson Simpkins by Stephen C. Baker, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of July, 2002, before me personally appeared **Stephen C. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Muriel Robinson Simpkins** and acknowledged that he executed the same as the free act and deed of **Muriel Robinson Simpkins**.

Penny Ruberton

Notary Public

My Commission Expires: 1/29/05

771085.1

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of July 11, 2002.

Maude Robinson Hopkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maude Robinson Hopkins**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 11th day of July, 2002.

Penny L. Quinton
NOTARY PUBLIC

My Commission Expires: 1/29/05

771085.1

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of July 11, 2002.

Lana Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lana Robinson**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 11th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 2002.

Notary Public

My commission expires 5-28-06

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, PC
315 Deaderick St., Suite 2100
Nashville, TN 37238

771085.1

EXHIBIT A

1. Taxes for 2002 which have been prorated and are assumed by the Grantor.

2. Fifteen foot sewer easement as shown on the survey of Littlejohn Engineering dated January 2, 2002 and last revised June 26, 2002.

3. Matters shown on the Plat of record as Instrument No. 20020710-0083070, Register' s Office for Davidson County, Tennessee.