18A

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC (CDB)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JBR INTERESTS, LLC c/o John A. Brewer, Trustee 2103 Crestmoor Road Nashville, TN 37215	Same	Part of Map 107, Parcel 151

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JBR INTERESTS, LLC ~~JOHN A. BREWER, TRUSTEE,~~ with full power to convey and encumber without the joinder of any beneficiary, his successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

A certain tract of land containing 1.17 acres more or less, and depicted as Lot 14 on Plat of record in Instrument No. 20020729-0090528, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Deeds of record in Book 6734, page 933, Book 6742, page 65 and Book 6768, page 582, said Register's Office.

The source of this description is the plat of R. Scott Cherry (License No. 1512) Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204 dated June 13, 2002.

This is unimproved property known as Lot 14, Royal Park Business Center, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 12th day of July, 2002.

ROYAL PARK INVESTMENTS, L.P.,
a Tennessee limited partnership

By: Sam Moore
Its: MG Partner

Davidson County DEEDWARR
Recvd: 07/31/02 11:29 3pgs
Fees:18.00 Taxes:1320.00

20020731-0091772

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Elaine Kay Jackson, a Notary Public, Sam Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Mg. Partner of ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership, is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 12th day of July, 2002.

Elaine Kay Jackson
Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $356,756.00.

John A. Brewer
Affiant

Subscribed and sworn to before me, this 30th day of July, 2002.

Notary Public

My Commission Expires: May 30, 2004

EXHIBIT A

1. 2002 Taxes, a lien, but not yet due and payable.

2. Easement granted to the Tennessee Valley Authority through a Declaration of Taking recorded in Book 7320, page 639, Register's Office for Davidson County, Tennessee, and further evidenced by Judgment recorded in Book 7547, page 707, Register's Office for Davidson County, Tennessee.

3. Avigation Easement recorded in Book 8434, page 228, said Register's Office.

4. Dedication of Easement recorded in Book 4926, page 611, said Register's Office.

5. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers recorded in Book 5328, page 612, said Register's Office.

6. Agreement for Dedication of Easement for water mains and appurtenances recorded as Instrument No. 20011217-0138698, said Register's Office.

7. Declaration of Protective Covenants and Owners Association for Royal Park Business Center recorded in Book 9734, page 922, said Register's Office.

8. All matters shown on Plat of record in Instrument No. 20020729-0090528, Davidson County Register of Deeds.

9. All matters shown on Survey of R. Scott Cherry (License No. 1512) Cherry Land Surveying, Inc. dated June 13, 2002.