SPECIAL WARRANTY DEED WITH ASSUMPTION

This Instrument was prepared by:

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Davidson County DEEDWARR
Recvd: 08/09/02 15:12 3pgs
Fees:18.00 Taxes:10915.00
20020809-0096608

Name & Address of Property Owner	Name & Address of Person or entity responsible for payment of real property taxes	Map-Parcel Numbers
Dutch Investments - Nashville, a Tennessee General Partnership	~~Pinnacle National Bank~~ SAME	Map 80, Parcel 19.00 Parcel 68.00
3750 Stewarts Lane	~~211 Commerce Street Suite 300~~	
Nashville, TN 37218	~~Nashville, TN 37201~~	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, this transfer is two million nine hundred fifty thousand dollars ($2,950,000.00).

Affiant

Sworn to and subscribed to before me, this 6 day of ~~July~~ August, 2002.

Notary Public

My Commission Expires:

9/24/05

NANCY S. HARDEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

For and in consideration of the sum of two million nine hundred fifty thousand dollars ($2,950,000.00, which purchase price includes assumption of existing indebtedness), Western Properties, a Tennessee general partnership, Grantor, does hereby transfer and convey unto Dutch Investments - Nashville, a Tennessee general partnership, Grantee, its successors and assigns all of its right, title, and interest in and to the following described property in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Stewarts Lane Business Park of record in Book 7900, page 825, Register's Office for said County.

Being the same property conveyed to Western Properties, L.L.C., by deed from Jack A. Oman, Trustee for the Oman Construction Liquidating Trust, with a full power of record in Book 11126, page 517, said Register's Office. Said Western Properties L.L.C. has since merged into Western Properties, a general partnership pursuant to Articles of Merger of record in Instrument No. 20000128-0009234, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stewarts Lane Business Park of record in Book 7900, page 825, Register's Office for said County.

Being the same property conveyed to Western Properties, L.L.C., a Tennessee limited liability company by deed from Jack A. Oman, Trustee for the Oman Construction Liquidating T rust, with full power of record in Book 10727, page 392, in Register's Office for Davidson County, Tennessee. Said Western Properties, L.L.C. has since merged into Western Properties, a general partnership pursuant to Articles of Merger of record in Instrument No. 20000128-0009234, said Register's Office.

This transfer is subject to an open-end deed of trust executed by Western Properties, LLC, a Tennessee Limited Liability company in favor of NationsBank of Tennessee, A.A. (Or their assigns), in the principal amount of $1,500,000.00, dated December 17, 1997, filed in Book 10727, page 397, amended in Book 111226, page 522, Book 11702, page 907 and as instrument number 20001017-0103111 and modified by instrument number 20020107-0002431 and 20020107-0002433, said Register's Office.

Said deed of trust having since been assigned to First Tennessee Bank National Association by instrument dated September 25, 2000 and recorded on October 17, 2000 at 15:05 of record as instrument number4 20001017-02103109, said register' Office. Said deed of trust further assigned to Pinnacle National Bank by Assignment and Modification Agreement dated December 28, 2001 and filed for record as instrument number 20020107-0002433, said Register's Office.

Subject to all matters appearing on the Plan of record in Plat Book 7900 page 825 and any restrictions ancillary thereto, said Register's Office.

Easement to Tennessee Natural Gas Lines, Inc. contained in instrument of record in Book 2600, page 279, said Register's Office.

Easement to Nashville Gas Company contained in instrument of record in Book 3969, page 824, said Register's Office.

Flowage Easement contained in instrument of record in Book 2155, page 311, said Register's Office.

This transfer also subject to taxes and assessments for the year 2002 and subsequent years, a lien not yet due and owing.

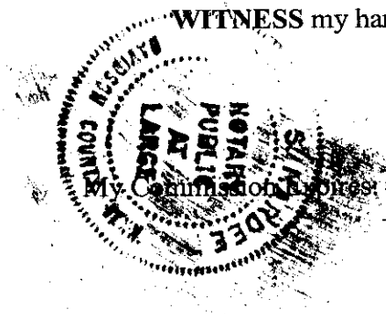
Western Properties, a Tennessee general partnership

By: _____
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WAYNE WISE,** 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 **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of August, 2002.



_____
Notary Public

My Commission Expires: 9/24/05

Warranty Deed from:

Western Properties, a Tennessee general partnership

to

Dutch Investments - Nashville, a Tennessee general partnership