SPECIAL WARRANTY DEED

FROM: BETTY B. FRENCH,
EDNA B. MAXWELL,
MARY B. JOHNSON,
SUZANNE S. VIVES
BARBARA B. HARBIN
DONALD E. SAYERS, TRUSTEE,
VIRGINIA LEE MIRABILE,
DONALD E. SAYERS,
SANDRA S. LEE,
JOAN M. SAYERS,
RAMONA S. STROUP,
MARTHA S. MEISSNER and
WENDY S. RISINGER,
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/27/02 12:48 17pgs
Fees:88.00 Taxes:10730.00
20021127-0147266

TO: M&M TENNESSEE
INVESTMENTS, L.P.,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
11235 West Point Drive Suite One Knoxville, TN 37922	(New Owner)	115-113

STATE OF ~~TENNESSEE~~ GEORGIA)
COUNTY OF COBB)

The actual consideration or value, whichever is greater, for this transfer is Two Million Nine Hundred Thousand and No/100 Dollars ($2,900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of November, 2002.

Notary Public

CATHERINE R. [illegible]
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 21 2006

My Commission Expires: March 21, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Betty B. French, Edna B. Maxwell, Mary B. Johnson, Suzanne S. Vives (formerly known as Suzanne Sullivan) , Barbara B. Harbin, Donald E. Sayers, Trustee under the Last Will and Testament of Cynthia S. Sayers, Virginia Lee Mirabile, Donald E. Sayers, Sandra

S. Lee, Joan M. Sayers, Ramona S. Stroup, Martha S. Meissner, Wendy S. Risinger, ("**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto M&M Tennessee Investments, L.P., a Tennessee limited partnership, ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as an approximate 6.64 acre tract located at the intersection of Highway 100 and Old Harding Pike, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands on the dates indicated hereinafter.

[SIGNATURE PAGES TO FOLLOW]

Betty B. French
BETTY B. FRENCH

Date: 11-15-02

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, Catherine Rice, a Notary Public of said County and State, BETTY B. FRENCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2002.

CATHERINE RICE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 21 2006

Catherine Rice
Notary Public

My Commission Expires: March 21 2006

Edna B. Maxwell
by Howard G. Maxwell, attorney-in-fact
EDNA B. MAXWELL, by Howard G. Maxwell,
attorney-in-fact

Date: 11/21/01

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Personally appeared before me, Cynthia Sue Maxwell, a Notary Public of said County and State, HOWARD G. MAXWELL, attorney in-fact signing on behalf of Edna B. Maxwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as attorney-in-fact for Edna B. Maxwell for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2002.

Cynthia Sue Maxwell
Notary Public

My Commission Expires: Mar. 8, 2004



Mary B. Johnson
MARY B. JOHNSON

Date: 11-15-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JEFF ZIOLKOWSKI, a Notary Public of said County and State, MARY B. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of November, 2002.

Notary Public

My Commission Expires: Nov. 26, 2005

JEFF ZIOLKOWSKI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Suzanne S. Vives
SUZANNE S. VIVES

Date: 11/15/02

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, Rhea Patrick, a Notary Public of said County and State, SUZANNE S. VIVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2002.

Rhea Patrick
Notary Public

My Commission Expires: Sept 27, 2005

RHEA PATRICK
NOTARY PUBLIC AT LARGE
SHELBY CO. TENNESSEE

Barbara B. Harbin
BARBARA B. HARBIN

Date: Nov. 15, 2002

STATE OF FLORIDA)
COUNTY OF BREVARD)

Personally appeared before me, C K Johnson, a Notary Public of said County and State, BARBARA B. HARBIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2002.

Notary Public

My Commission Expires: Oct. 11, 2004.

C. R. JOHNSON
MY COMMISSION # CC 974347
EXPIRES: Oct 11, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Donald E Sayers Trustee

DONALD E. SAYERS, TRUSTEE

Date: 11-15-02

STATE OF PENNSYLVANIA)
COUNTY OF CLARION)

Personally appeared before me, Patricia Joanne Carrier, a Notary Public of said County and State, DONALD SAYERS, Trustee under the Last Will and Testament of Cynthia S. Sayers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2002.

Patricia Joanne Carrier

Notary Public

My Commission Expires: _____

Notarial Seal
Patricia J. Carrier, Notary Public
New Bethlehem Boro, Clarion County
My Commission Expires Apr. 14, 2005

Virginia Lee Mirabile
VIRGINIA LEE MIRABILE

Date: 11/15/2002

STATE OF Virginia)
COUNTY OF Henrico)

Personally appeared before me, Kelly L Hough, a Notary Public of said County and State, VIRGINIA LEE MIRABILE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2002.

Kelly L Hough
Notary Public

My Commission Expires: July 31, 2003

Donald E Sayers

DONALD E. SAYERS

Date: 11-15-02

STATE OF Pennsylvania)
COUNTY OF Clarion)

Personally appeared before me, Patricia Joanne Carrier, a Notary Public of said County and State, DONALD E. SAYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2002.

Patricia Joanne Carrier

Notary Public

My Commission Expires: _____

Notarial Seal
Patricia J. Carrier, Notary Public
New Bethlehem Boro, Clarion County
My Commission Expires Apr. 14, 2005

Sandra S. Lee
SANDRA S. LEE

Date: Nov. 15, 2002

STATE OF Pennsylvania)
COUNTY OF Erie)

Personally appeared before me, Sandra S. Lee, a Notary Public of said County and State, SANDRA S. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2002.

Donna M. Licata
Notary Public

My Commission Expires:

Notarial Seal
Donna M. Licata, Notary Public
North East Twp., Erie County
My Commission Expires Dec. 9, 2002
Member, Pennsylvania Association of Notaries

JOAN M. SAYERS

Date: November 14, 2002

STATE OF Texas)
COUNTY OF ~~Tarr~~ Dallas emp)

Personally appeared before me, Erica M Pena, a Notary Public of said County and State, JOAN M. SAYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2002.

Erica M Pena

Notary Public

My Commission Expires: 1.14.06

ERICA M. PENA
MY COMMISSION EXPIRES
January 14, 2006

Ramona S. Stroup
RAMONA S. STROUP

Date: 11-15-02

STATE OF Pennsylvania)
COUNTY OF Clarion)

Personally appeared before me, Patricia Jeanne Carrier, a Notary Public of said County and State, RAMONA S. STROUP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2002.

Patricia Jeanne Carrier
Notary Public

My Commission Expires: _____

Notarial Seal
Patricia J. Carrier, Notary Public
New Bethlehem Boro, Clarion County
My Commission Expires Apr. 14, 2005

MARTHA S. MEISSNER

Date: 11/15/2002

STATE OF DELAWARE)
COUNTY OF NEW CASTLE) FRANCIS J. McMAHON

Personally appeared before me, MARTHA S. MEISSNER, a Notary Public of said County and State, MARTHA S. MEISSNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2002.

Notary Public

My Commission Expires: MAY 21, 2004

FRANCIS J. McMAHON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires May 21, 2004

WENDY S. RISINGER

Date: Nov. 14, 2002

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, Erica M Pena, a Notary Public of said County and State, WENDY S. RISINGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2002.

Erica M Pena
Notary Public

My Commission Expires: 1-14-06

ERICA M. PENA
MY COMMISSION EXPIRES
January 14, 2006

EXHIBIT A

Property Description

Being a parcel of land lying in the Thirty-fifth Councilmanic District of Nashville, Davidson County, Tennessee.

Said parcel is located on the southern margin of Old Harding Pike and the northern margin of Highway 100 at their intersection and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Old Harding Pike at the northwest corner of Raymond F. Pyburn of record in Deed Book 5207, page 754, R.O.D.C. and the northeast corner of the herein described Parcel.

Thence, leaving the southerly margin of Old Harding Pike along the line of said Raymond F. Pyburn, South 23°05'34" East, 503.94 feet to a point in the northerly margin of Highway 100;

Thence, with said margin, South 78°13'30" West, 839.12 feet to a point;

Thence, with a curve concave to the southeast, having a radius of 1190.02 feet and a central angle of 25°28'52" and being subtended by a chord which bears South 65°29'03" West 524.89 feet with an arc length of 529.24 feet to a point at the intersection of Highway 100 and Old Harding Pike;

Thence, with the southerly margin of Old Harding Pike with a curve concave to the southeast having a radius of 787.91 feet and a central angle of 10°34'45" and being subtended by a chord which bears North 47°31'01" East 145.28 feet with an arc length of 145.48 feet to a point;

Thence, North 52°48'23" East, 1248.10 feet to the Point of Beginning and containing 6.64 acres, more or less.

Being part of the same property conveyed to Zeb Baird by deeds of record in Book 670, page 269 and 270, Register's Office for Davidson County, Tennessee. The said Zeb Baird being married to Irene Baird. Zeb Baird died intestate and Irene Baird devised her interest to all the daughters who survived her by Will recorded in Will Book 89, page 56, Davidson County Probate Clerk. The surviving daughters were Oleta B. Allen, Cynthia B. Sayers, Betty B. French, Edna B. Maxwell, Mary B. Johnson, Georgia B. Sullivan and Barbara B. Harbin. Cynthia B. Sayers being now deceased and her share having been devised to Donald E. Sayers, Trustee by Last Will and Testament recorded in Book 10689, page 858, Register's Office for Davidson County, Tennessee. Russell E. Sayers is the surviving spouse of Cynthia B. Sayers. Oleta B. Allen being now deceased and her share having been transferred to the above Grantors by Quitclaim Deed of record in Book 7334, page 221, Register's Office for Davidson County, Tennessee. Being also property conveyed to Oleta Allen Cynthia Sayers, Betty French, Edna Maxwell, Mary Johnson, Georgia Sullivan and Barbara Harbin, by deed recorded in Book 4192, page 561, Register's Office for Davidson County, Tennessee. The said Georgia B. Sullivan having since died. By her will of record in Will Book 232, page 320, in the Office of the Probate Court Clerk for Davidson County, Tennessee, she devised a $1/7^{th}$ interest in the property to her husband, Willard Sullivan, for life with the remainder interest to Suzanne Sullivan. A $1/42^{nd}$ interest passed under the Residuary Clause in her will to Willard Sullivan. The said Willard Sullivan having since died. The interest of Willard Sullivan having been devised to Suzanne Sullivan by his will.

The above description was prepared by Theodore Joseph Stevenson II, RLS #2136, of Crawford Land Surveyors, P.C. 1929 21^{st} Avenue South, Nashville, TN 37212.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2002.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10787, page 943 and Book 10787, page 949, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

4. Easement for the flow of any creeks, streams, or branches.