PICK-UP

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A.(DRH)
424 Church Street Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/04/02 15:34 5pgs
Fees:28.00 Taxes:308.96
20021204-0149561

ADDRESS NEW OWNER:
Ragan Hall, III
780 N. Leath Road
Portland, TN 37148

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 31
Parcel 140 and
Part of Parcels 67 and 141

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, **HICKORY LENDERS, LTD., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RAGAN HALL, III**, an undivided fifty percent (50%) interest, and **LUTHER BRATTON**, an undivided fifty percent (50%) interest, as tenants-in-common (collectively, the "Grantee"), and Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's heirs and assigns forever.

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

Grantor reserves for itself and its successors and assigns, and the conveyance of the property is expressly made subject to, perpetual, non-exclusive easements for ingress and egress (including the right to construct and maintain a roadway), for the benefit of Tract 2 and Tract 3 on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11 (the "Survey"), and for the benefit of Lot 1 on the Final Plat, Resubdivision of Lot 1, Hickory Hills, Section Nine, of record as Instrument No. 20000628-0064297, over, upon and across a portion of Tract 1 on the Survey, described on EXHIBIT C attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 4th day of December, 2002.

HICKORY LENDERS, LTD., L.P.

By: 222 Hickory, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: Robert E. Lehning, Jr.
Robert E. Lehning, Jr.,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., 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, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of 222 Hickory, Ltd., a Tennessee limited partnership, which is the general partner of Hickory Lenders, Ltd., L.P., a Tennessee limited partnership, 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 4th day of December, 2002.

Carole M. Maxson
Notary Public

My Commission Expires: 7-24-04

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,503.20.

Affiant

Subscribed and sworn to before me
this 4th day of December, 2002.

Carole M. Maxson
Notary Public
My Commission Expires: 7-24-04

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

216785.1 / 5124-4

EXHIBIT A

Being a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, generally located north of Old Hickory Boulevard and east of Interstate 24 at the northerly terminus of Hickory Hills Boulevard, and being a portion of property conveyed to Hickory Lenders, Ltd., L.P. by deed of record in Deed Book 11599, page 69, Register's Office of Davidson County, Tennessee (RODC) shown as Tract 1 on a property line survey prepared by Barge Waggoner Sumner and Cannon, Inc., dated November 8, 2002, and being more particularly described as follows:

BEGINNING at a concrete monument (old) in the northwesterly terminus of Hickory Hills Boulevard (80-foot right-of-way), said monument being in the easterly line of Lot 1, Hickory Hills, of record as Instrument Number 20000628-0064297, RODC;

THENCE, leaving said right-of-way with said Lot 1 the following calls:

N 01°43'43" W, 160.00 feet to an iron pin (new);
N 16°36'35" W, 221.82 feet to an iron pin (new);
S 85°34'44" W, 560.00 feet to an iron pin (new);
S 04°25'16" E, 270.00 feet to an iron pin (new);
S 43°45'31" W, 740.00 feet to an iron pin (new) in the easterly line of property conveyed to Charles J. Reding by deed of record in Deed Book 7928, page 943, RODC;

THENCE, with the easterly line of Reding and generally with a fence the following calls:

N 04°23'54" W, 903.03 feet to a 1/2-inch rebar (old);
N 03°35'12" W, 1306.99 feet;

THENCE, leaving said easterly line the following calls:

S 70°05'00" E, 504.01 feet;
S 21°05'00" E, 380.00 feet;
S 45°35'00" E, 550.00 feet;
S 25°35'00" E, 170.00 feet;
S 88°35'00" E, 195.00 feet;
S 09°25'00" W, 161.69 feet;
S 16°36'35" E, 343.14 feet;
S 01°43'47" E, 171.65 feet to a concrete monument (old) in the northeasterly terminus of Hickory Hills Boulevard;

THENCE, with the northerly terminus of Hickory Hills Boulevard, S 89°07'56" W, 80.01 feet to the Point of Beginning.

Containing 31.63 acres, more or less, described according to a survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11.

Being a portion of the same property conveyed to Hickory Lenders, Ltd., L.P., by Successor Trustee's Deed, of record in Book 11599, page 69, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2002, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Matters shown on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11, and Surveyor's Report, dated November 15, 2002.

EXHIBIT C

Being an eighty (80') foot wide ingress-egress easement across a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Hickory Hills Boulevard north of Old Hickory Boulevard, east of I-24 and being more particularly described as follows:

BEGINNING at a concrete monument in the east line of Lot No. 1, Hickory Hills, of record in Instrument No. 20000628-0064297, Register's Office for Davidson County, Tennessee, at the northerly terminus of Hickory Hills Boulevard;

THENCE, with said east line of said Lot No. 1, N 01°43'43" W, 160.00 feet to an iron pin;

THENCE, N 16°36'35" W, 168.84 feet to a point;

THENCE, N 09°25'00" E, 182.34 feet to a point;

THENCE, S 16°36'35" E, 343.14 feet to a point;

THENCE, S 01°43'47" E, 171.65 feet to a concrete monument in the northerly terminus of Hickory Hills Boulevard;

THENCE, with said terminus, S 89°07'56" W, 80.01 feet to the Point of Beginning;

Containing 33,745 square feet or 0.77 acres, more or less.

Being a portion of the same property conveyed to Hickory Lenders, Ltd., L.P., by Successor Trustee's Deed, of record in Book 11599, page 69, Register's Office for Davidson County, Tennessee.