RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/05/02 12:01 2pgs
Fees:13.00 Taxes:185.00
20021205-0149967

This instrument prepared by:

MICHAEL K. RADFORD, ESQ.
FLYNN & RADFORD, ATTORNEYS, P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Send Property Tax Information To:**	**Tax Map Parcel No.:**
CHRIS and CAROL MARION 2544 Miami Avenue Nashville, TN 37214	_____Same as Owner_____ _____ _____	Map: 52-13 Parcels: 094 & 095

FOR AND IN CONSIDERATION OF Fifty Thousand Dollars ($50,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, PENNINGTON BEND GROUP, L.P. (herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto CHRIS MARION and wife, CAROL MARION, (herein called "Grantee") the following described property, having an address of 2544 Miami Avenue, Nashville, Tennessee and being situated and located in Davidson County, Tennessee, to wit:

LAND in the Third, formerly the Second, Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Robert Young farm, as of record in Book 421, page 40, Register's Office for Davidson County, Tennessee, and more particularly identified as Lots No. 31 and 32 on the plan of the Subdivision of Lot No. 7 of the Robert Young farm in Pennington Bend, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

SAID property being subject to all easements, restrictions and set backs of record.

BEING part of the same property conveyed to Pennington Bend Group, L.P., by deed from Gordon E. Morrow, Sr., Alisa Carol Morrow Burton, Carla Ann Morrow Nixon, Maria Lynn Morrow Murdock, and Gordon E. Morrow, Jr., of record in Book 11026, page 782, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property and is known as 2542 and 2544 Miami Avenue, Nashville, TN 37214

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of December, 20 02.

GRANTOR:

PENNINGTON BEND GROUP, L.P.

By: _____
Gordon E. Morrow, Sr.,
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A Watts, a Notary Public, GORDON E. MORROW, SR., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of Pennington Bend Group, L.P., and who being authorized on behalf of Pennington Bend Group, L.P., signed his name thereto as the Managing Partner for the purposes therein contained.

Witness my hand and seal, at office, this 3rd day of December, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $***50,000.00

_____
Affiant

Subscribed and sworn to before me, this 3rd day of December, 2002.

_____
Notary Public

My commission expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee