18A
JM

Davidson County DEEDWARR
Recvd: 12/19/02 14:49 4pgs
Fees:23.00 Taxes:1942.50
20021219-0157038

This instrument prepared by:
BASS, BERRY & SIMS PLC (DMS)
315 Deaderick St., Suite 2700
Nashville, TN 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Ward-Block-Parcel Number(s)
Sandra F. Tyrrell Portia B. Ortale 1201 16th Avenue South Nashville, TN 37212-2920	Same	104-4/225

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, IEI PROPERTIES L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto (a) SANDRA F. TYRRELL and her successors and assigns ("Tyrrell"), an undivided 63% interest in and to certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property"), and (b) PORTIA B. ORTALE and her successors and assigns ("Ortale"; Ortale and Tyrrell are sometimes individually and collectively referred to herein as the "Grantees"), an undivided 37% interest in and to the Property.

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

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees and their respective successors and assigns against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. Without limiting the foregoing, said property is conveyed expressly subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 19th day of December, 2002.

IEI PROPERTIES L.P., a Tennessee limited partnership

By: IEI Investments Inc., a Tennessee corporation, its general partner

By: _____
Name: W. Donnie Daniel
Title: Sr. Vice President, Finance And Administration & CFO

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public, W. Donnie Daniel, with whom I am personally acquainted, who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Sr. V.P., Finance and Administration, and CFO of IEI Investments Inc., a corporation that is the general partner of IEI Properties L.P., a limited partnership, and is authorized by the corporation, the corporation being authorized by the limited partnership, to execute this instrument on behalf of the corporation in its capacity as general partner of the limited partnership.

WITNESS my hand, at office, this 19th day of December, 2002.

Kaye L. Cozart
Notary Public

KAYE L. COZART NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

My Commission Expires: My Commission Expires NOV. 27, 2004

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The actual consideration or value (whichever is greater) for this transfer is $525,000.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2002.

Kaye L. Cozart
Notary Public

KAYE L. COZART NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

My Commission Expires: My Commission Expires NOV. 27, 2004

EXHIBIT A

Being Lot No. 1 on the Plan of Belmont Land Company's First Subdivision of Lot No. 23 of the O.B. Hayes Addition to Nashville of record in Book 204, page 207, Register's Office for said County and more particularly described as follows:

Located in the 18th Civil District of Davidson County, Tennessee. Bound on the north by Edgehill Avenue; on the east by 16th Avenue South; on the south by David Briggs et al, in Deed Book 8459, page 571; and on the west by an unnamed alley.

Beginning at an iron pin found in the west right-of-way of 16th Avenue South, said pin being the northeast corner of David Briggs et al and the southeast corner of this tract; thence leaving the west right-of-way of 16th Avenue South with the north line of David Briggs et al, N 80 deg. 48'16" W 153.75 feet to a point , being the southwest corner of this tract; thence with the east line of an unnamed alley, N 10 deg. 00'00" E 55.00 feet to a point in the south right-of-way of Edgehill Avenue, being the northwest corner of this tract; thence with the south right-of-way of Edgehill Avenue S 80 deg. 48'16" E 153.75 feet to a point in the west right-of-way of the 16th Avenue South, being the northeast corner of this tract; thence with the west line of 16th Avenue South, S 10 deg. 00'00" W, 55.00 feet to the pin in the beginning containing 0.19 acres, more or less, according to a survey prepared by William H. Huddleston IV, TN RLS #1630, of Huddleston-Steele Engineering, Inc., 2115 Northwest Broad Street, Murfreesboro, Tennessee 37129, dated December 4, 2002 (the "Survey").

Being the same property conveyed to IEI Properties L.P. by deed of record in Book 10449,page 943, Register's Office for Davidson County, Tennessee.

The source of the foregoing description is the Survey.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2003 and thereafter, a lien which is not yet due and payable.