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: 01/02/03 14:58 8pgs
Fees:43.00 Taxes:1665.00
20030102-0000654

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Luckey Development	Same	Map 97-13, parcel 34
201 Molly Walton Drive		Map 96-16, parcel 211
Hendersonville, TN 37075		Map 96-12, parcel 32

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, **NASHVILLE LAND FUND, LTD., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LUCKEY DEVELOPMENT**, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey (the "Grantee"), its successors 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 its successors 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, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 31st day of December, 2002.

NASHVILLE LAND FUND, LTD., L.P.

By: 222 Partners, Inc.,
Managing General Partner

By: Robert E. Lehman Jr.

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehman, 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 managing general partner of Nashville Land Fund, 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 31st day of December, 2002.

Carole M. Maxson
Notary Public

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

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Robert E. Lehman Jr.
Affiant

Subscribed and sworn to before me this 31st day of December, 2002.

Carole M. Maxson
Notary Public

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

My Commission Expires:
7-24-04

219865.1 / 2387-16

EXHIBIT A

Tract 1:

Being a tract of land in the 14th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Said tract being bounded on the North by Percy Priest Drive, on the East by Lots 1 and 2 of the Final Plat entitled "First Revision, Lot 1 and 2, Section 10, Larchwood Commercial Subdivision," of record in Plat Book 8250, Page 852, Register's Office for Davidson County (R.O.D.C.), Lot 1 of the Final Plat entitled "Section 9, Lot 1, Larchwood Commercial Subdivision," of record in Plat Book 8250, Page 604, R.O.D.C., and Blackwood Drive, on the South by Lot 1 of the Final Plat entitled "Downwind Acres," of record in Plat Book 5800, Page 60, R.O.D.C., and property conveyed to John T. Garrison and wife, Judy D. Garrison, of record in Deed Book 7776, Page 745, R.O.D.C., and on the Wesst by Lots 1-9 of the Final Plat entitled "Section One-A Larchwood: of record in Plat Book 5060, Page 137, R.O.D.C., and being more particularly described as follows:

Beginning at an iron rod (old) in the southerly right-of-way margin of Percy Priest Drive, said iron rod (old) also being the northeast corner of Lot 9 of said "Section One-A Larchwood" Final Plat, and the northwest corner of the herein described tract; thence,

Continuing with the southerly right-of-way margin of Percy Priest Drive South 76° 59' 55" East, 94.97 feet to an iron rod (old); thence,

Continuing with a curve to the left having a central angle of 12° 48' 31", a radius of 1,430 feet, a tangent length of 160.51 feet, a curve length of 319.68 feet, and a chord bearing and distance of South 83° 40' 25" East, 319.01 feet to an iron rod (new), said iron rod (new) being the northwest corner of Lot 2 as shown on said "Section 10, Lots 1 and 2" plat; thence,

With the westerly line of said Lot 2, South 05° 53' 58" East, 295.62 feet to an iron rod (new), said iron rod (new) being the southwest corner of said Lot 2; thence,

Continuing with the southerly line of said Lot 2, South 89° 49' 03" East, 264.79 feet to an iron rod (old), said iron rod (old) being the southeast corner of said Lot 2 and the southwest corner of Lot 1 as shown on said "Section 10, Lots 1 and 2" final plat; thence,

With the southerly line of said Lot 1, North 47° 01' 11" East, 84.39 feet to an iron rod (new), said iron (rod) new being the northwest corner of said "Section 9, Lot 1" final plat; thence,

Leaving the southerly line of Lot 1 of said "Section 10, Lots 1 and 2" plat with the westerly line of Lot 1 of said "Section 9, Lot 1" final plat, South 38° 41' 43" East, 205.24 feet to an iron rod (new), said iron rod (new) being the southwest corner of Lot 1 of said "Section 9, Lot 1" final plat, and also being in the northerly right-of-way margin of Blackwood Drive; thence,

Continuing with the right-of-way margin of Blackwood Drive, South 51° 08' 49" West, 379.00 feet to an iron rod (old); thence,

With a curve to the left having a central angle of 11° 19' 43", a radius of 1,000.00 feet, a tangent length of 99.18 feet, a curve length of 197.72 feet, and a chord bearing and distance of South 45° 32' 56" West, 197.40 feet to an iron rod (old); thence,

South 39° 51' 47" West, 103.31 feet to an iron rod (old), said iron rod (old) being a southeasterly corner of said "Lot 1, Downwind Acres" final plat; thence,

Leaving the northerly right-of-way margin of Blackwood Drive with the easterly line of said "Lot 1, Downwind Acres" final plat, North 50° 10' 17" West, 130.37 feet to a concrete monument (old); thence,

Continuing with the line of Lot 1 of said "Downwind Acres" final plat, North 05° 11' 12" East 122.27 feet to a planted stone, said planted stone being the northeast corner of Lot 1 of said "Downwind Acres" final plat; thence,

With the northerly line of Lot 1 of said "Downwind Acres" final plat, and said Garrison property, generally along a fence, North 81° 42' 57" West, 454.11 feet to a concrete monument (old), said concrete monument (old) being in the northerly line of said Garrison property, and also being the southeast corner of Lot 1 of said "Lots 1-9 Larchwood" final plat; thence,

Continuing with the easterly line of said "Lots 1-9 Larchwood" final plat, generally along a fence, North 12° 51' 58" East, 655.11 feet to the **Point of Beginning** containing 484,540 square feet or 11.124 acres, more or less, as calculated by the above described courses and distances.

Described according to the ALTA/ACSM Land Title Survey, Nashville Land Fund, Ltd. Property, Larchwood Subdivision-Percy Priest Drive, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deeds of record in Book 6936, page 128, and in Book 6903, page 653, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Nashville Land Fund, Ltd., by deed of record in Book 7825, page 332, said Register's Office. Nashville Land Fund, Ltd., being now known as Nashville Land Fund, Ltd., L.P.

Tract 2:

Being a tract of land in the 14th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Said tract being bounded on the North by Interstate 40, on the East by property conveyed to Mahesh Zaveri and wife, Rekha Zaveri, of record in Instrument Number 200005150048911, R.O.D.C., on the South by Percy Priest Drive, and on the West by Lots 10 and 11 as shown on the Final Plat entitled "Section One-B, Lots 10 and 11, Larchwood" of record in Plat Book 6250, Page 852, R.O.D.C., and being more particularly described as follows:

Said tract being all of Lot 3 as shown on the Final Plat entitled "Larchwood Commercial Subdivision," of record in Plat Book 6900, Page 875, R.O.D.C., containing 21,421 square feet or 0.492 acres, more or less.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee. Nashville Land Fund, Ltd., being now known as Nashville Land Fund, Ltd., L.P.

Tract 3:

Being a tract of land lying in the Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being shown as Parcel 32 on Davidson County Property Map Number 96-12 and being bounded on the North by Hickory Bend Subdivision and Stewarts Ferry Pike, on the East by McCrory Creek Road, on the South by McCrory Creek Road and Lucius Agee Property, on the West by Hickory Bend Subdivision and being more particularly described as follows;

Beginning at an iron rod (old) in the southerly right-of-way line of Stewarts Ferry Pike (right-of-way varies), said iron rod (old) being the northeast corner of Lot 12 of the Final Plat entitled "Hickory Bend - Section One" of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee (R.O.D.C.); thence,

With said southerly right-of-way for the next three (3) calls:

1. South 69° 53' 47" East, 40.07 feet to an iron rod (new); thence,

2. South 61° 43' 20" East, 207.51 feet to an iron rod (new); thence,

3. South 69° 53' 47" East, 84.19 feet to an iron rod (new), said iron rod (new) lying in the westerly right-of-way line of McCrory Creek Road (right-of-way varies); thence,

Leaving said Stewarts Ferry Pike with said right-of-way of McCrory Creek Road for the next eight (8) calls:

1. South 30° 28' 59" West, 11.87 feet to an iron rod (new); thence,

2. With a curve to the right, having a central angle of 08° 20' 38", a radius of 2551.85 feet, a tangent of 186.14 feet, an arc length of 371.63 feet and a chord bearing and distance of South 34° 36' 57" West, 371.30 feet to an iron rod (new); thence,

3. South 39° 00' 48" West, 364.53 feet to an iron rod (old); thence,

4. With a curve to the right, having a central angle of 30° 10' 12", a radius of 216.22 feet, a tangent of 58.28 feet, an arc length of 113.85 feet and a chord bearing and distance of south 53° 25' 12" West, 112.54 feet to an iron rod (new); thence,

5. North 21° 01' 53" West, 10.00 feet to an iron rod (new); thence,

6. With a curve to the right, having a central angle of 25° 04' 00", a radius of 256.50 feet, a tangent of 57.02, an arc length of 112.22 feet and a chord bearing and distance of South 81° 30' 07" West, 111.32 feet to an iron rod (old); thence,

7. North 85° 57' 53" West, 265.68 feet to an iron rod (old); thence,

8. With a curve to the left, having a central angle of 23° 10' 15", a radius of 460.61 feet, a tangent of 94.43 feet, an arc length of 186.27 feet and a chord bearing and distance of South 82° 26' 59" West, 185.01 feet to an iron rod (new) in the easterly line of Lot 1 of the Lucius Agee Property of record in Plat Book 4660, Page 18, R.O.D.C.; thence,

Leaving said right-of-way, with the easterly line of said Agee property North 06° 06' 35" East, 6.50 feet to an iron rod (new), said iron rod (new) being the northeast corner of said Lot 1 Lucius Agee Property; thence,

With the northerly line of said Agee property North 82° 33' 13" West, 359.12 feet to an iron rod (old); thence,

Continuing with said northerly line, North 63° 18' 58" West, 80.49 feet to an iron rod (new), said iron rod (new) being the southeast corner of Lot 107 as shown on "Hickory Bend - Section One" Subdivision; thence,

Leaving said Agee property, with the easterly line of said Hickory Bend - Section One for the next four (4) calls:

1. North 12° 07' 27" East, 190.00 feet to an iron rod (old), said iron rod (old) lying in the northerly right-of-way line of Lakeland Drive (60 foot right-of-way); thence,

2. With said northerly right-of-way South 77° 31' 20" East, 15.05 feet to an iron rod (old), said iron rod (old) being the southeast corner of Lot 108 of said "Hickory Bend - Section One" plat; thence,

3. Leaving said right-of-way North 12° 05' 22" East, 95.11 feet to an iron rod (old); thence,

4. North 17° 38' 38" West, 410.70 feet to an iron rod (new), said iron rod (new) being the southerly corner to Lot 143 as shown on the Final Plat entitled "Hickory Bend - Section 1-A" of record in Plat Book 3842, Page 148, R.O.D.C.; thence,

Leaving said Hickory Bend - Section One, with the southerly line of said Section 1-A, North 82° 03' 33" East, 85.75 feet to an iron rod (old), said iron rod (old) being the southwest corner of Lot 145 of said Section 1-A plat; thence,

Continuing with said Section 1-A, South 78° 35' 58" East, 167.48 feet to an iron rod (old), said iron rod (old) lying in the easterly right-of-way line of Hickory Bend Drive (50 foot right-of-way) and the westerly line of Lot 24 of said Hickory Bend - Section One plat; thence,

With said Hickory Bend - Section One for the next thirteen (13) calls:

1. With a curve to the left, having a central angle of 07° 34' 23", a radius of 304.60 feet, a tangent of 20.16, an arc length of 40.26 and a chord bearing and distance of South 07° 37' 22" West, 40.23 feet to an iron rod (old); thence,

2. South 86° 23' 19" East, 106.90 feet to a concrete monument (old) at the southwest corner of Lot 25 of said Section One plat; thence,

3. South 43° 37' 55" East, 239.01 feet to an iron rod (old); thence,

4. South 82° 26' 02" East, 321.14 feet to an iron rod (old) at the southwest corner of Lot 32 of said Section One plat; thence,

5. South 82° 31' 58" East, 85.56 feet to a concrete monument (old) at the southeast corner of said Lot 32; thence,

6. North 41° 57' 56" East, 90.30 feet to a concrete monument (old) in the southerly right-of-way of Cloverwood Drive (50 foot right-of-way); thence,

7. With said right-of-way South 46° 46' 49" East, 23.50 feet to an iron rod (old); thence,

8. Leaving said right-of-way North 44° 55' 07" East, 144.72 feet to a concrete monument (old); thence,

9. North 10° 23' 21" West, 120.71 feet to a concrete monument (old) at the southwest corner of Lot 11 of said Section One plat; thence,

10. North 83° 19' 43" East, 87.56 feet to a concrete monument (old) at the southwest corner of Lot 12 of said Section One; thence,

11. South 69° 36' 10" East, 104.99 feet to a concrete monument (old) at the southeast corner of said Lot 12; thence,

12. North 20° 18' 45" East, 85.27 feet to a concrete monument (old); thence,

13. With a curve to the left, having a central angle of 90° 21' 04", a radius of 25.00 feet, a tangent of 25.15 feet, an arc length of 39.42 feet and a chord bearing and distance of North 24° 27' 44" West, 35.46 feet to the **Point of Beginning**, containing 763,596 square feet or 17.530 acres, more or less, as calculated by the above described courses and distances.

Described according to the ALTA/ACSM Land Title Survey, Nashville Land Fund, Ltd. Property, Stewarts Ferry Pike, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee. Nashville Land Fund, Ltd., being now known as Nashville Land Fund, Ltd., L.P.

EXHIBIT B

1. Real estate taxes for 2002, a lien, now due and payable but not yet delinquent, which shall be paid by Grantor.

2. Matters shown on the Plan of record in Book 6900, page (s) 875, as amended in Book 8250, pages 27, 226, 363, 604 and 852, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 10151, page 289, said Register's Office, and as shown on the Final Plat of Sec. 9, Lot 1, Larchwood Commercial Subdivision of record in Book 8250, page 604, said Register's Office.

4. Lack of direct access to and from controlled access highway.

5. Easement for sanitary sewer of record in Book 4889, page 179, said Register's Office.

6. Public utility easements as shown on the Final Plat, Section 10, Lot 1, Larchwood Commercial Subdivision, of record in Book 8250, page 838, as amended by Final Plat, First Revision, Section 10, Lot 1 and 2, Larchwood Commercial Subdivision, of record in Book 8250, page 852, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4868, page 616, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6434, page 906, and Book 8290, page 931, said Register's Office.

9. Permanent Right of Way of record in Book 6415, page 171, said Register's Office.

10. Greenbelt Application Approval of record in Book 9844, page 739, said Register's Office.

11. Easement for the flow of the waters of the McCrory Creek and the rights of the public therein.

12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of McCrory Creek.

13. Rights of upper and lower riparian owners to the flow of the waters of McCrory Creek free from diminution or pollution.

14. Matters shown on the ALTA/ACSM Land Title Survey, Larchwood Subdivision-Percy Priest Drive, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095, and Surveyor's Report, dated December 31, 2002.

15. Matters shown on the ALTA/ACSM Land Title Survey, Stewarts Ferry Pike, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095, and Surveyor's Report, dated December 31, 2002.