THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Record & return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/15/03 08:29 3pgs
Fees:18.00 Taxes:288.60

20030115-0006052

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2003 by and between Pledged Property II, LLC, hereinafter called Grantor, and Chris Catignani, whose mailing address is 4454 Ashland City Road, Nashville, TN 37015, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed by Substitute Trustee's Deed of record at Instrument Number 20020705-0081406, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 6th day of January, 2003.

PLEDGED PROPERTY II, LLC

BY: Sandra Castille

Sandra Castille

TITLE: Authorized Signatory

STATE OF Texas
COUNTY OF Hamus

Before me, the undersigned Notary Public in and for said County and State, personally appeared Sandra Castille with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Authorized Signatory, of Authorized Signatory, the within named bargainor, a Limited Liability Company, and that such Authorized Signatory executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Signatory.

Witness my hand and Official Seal at office this 6 day of January 2003

KATHY HETHORN
Notary Public
State of Texas
My Commission Expires
January 18, 2006

Kathy Hethorn
Notary Public

My Commission Expires:

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Property Address: 4454 Ashland City Road, Nashville, TN 37015
Parcel # 69-0-4

NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Chris Catignoni, 4454 Ashland City Road, Nashville, TN 37015

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2003

Notary Public
My Commission Expires: 9-2-04

EXHIBIT "A"

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, C.L.S., dated July 12, 1957 as follows: Beginning at a stake on the Northerly margin of Hydes Perry Pike, at the intersection of Northerly margin of said pike and the Eastern boundary line of the property conveyed to Forrest Moore and wife; By David A. Wheatley and wife, by Deed of record in Book2652, Page 203, Register's Office for Davidson County; thence with the Northerly margin of said Pike South 85 deg 45 min East 150 feet to a stake; thence North 0 deg 00 min West 978 feet, to a stake in the Southern boundary line of the property conveyed to Clyde Bend; thence with said line South 72 deg 30 min West 150 feet to the Northeast corner of said Moore Property; thence with Eastern boundary line of said Moore Property, Southerly 925 feet to the beginning.