FROM: Bryan Howard, Administrator C.T.A. of the Estate of Lexine Reed

TO: Fidelity Partners, GP, a Tennessee general partnership

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Fidelity Partners, GP 1207 Fessler's Nashville, TN 37210	(same)	Map 106-9 Parcel 51

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2003.

Notary Public

My Comm. Expires:

Davidson County DEEDWARR
Recvd: 01/21/03 14:55 3pgs
Fees:18.00 Taxes:2035.00
20030121-0008387

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bryan Howard, Administrator C.T.A. of the Estate of Lexine Reed, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Fidelity Partners, GP, a Tennessee general partnership composed of Daniel L. Oskin and Michael Spurgeon, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 of the Re-subdivision of Lot #6, Plan of McIntyre, of record in Book 3500, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the property conveyed to Enos Reed and Lexine G. Reed by deed from Forrest Durrett and James B. McClendon, of record in Book 3429, page 587, said Register's Office, the said Enos Reed and Lexine G. Reed having since died. Enos Reed predeceased Lexine G. Reed.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes, which have been prorated.

2. Tree trimming permit conveyed to Southern Bell Telephone & Telegraph Company, of record in Book 1065, page 231, said Register's Office

3. All matters shown on the plan of record in Book 3500, page 59, said Register's Office.

4. All matters shown on the survey made by Crawford Land Surveyors, P.C., made by Theodore Joseph Stevenson, RLS No. 2136, dated November 11, 2002.

This is property known as 1207 Faydur Court, Nashville, Tennessee 37210.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 16th day of January, 2003.

Bryan Howard

Bryan Howard, Administrator C.T.A.
of the Estate of Lexine Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Howard, as Administrator C.T.A. of the Estate of Lexine Reed, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of January, 2003.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 7/26/03



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