SPECIAL WARRANTY DEED

Davidson County DEEDWARR
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This instrument was prepared by:
Nancy Wood Stabell
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219

Address of New Owners	**Send Tax Bills to:**	**Map/Parcel No:**
Anderson Thomas Properties, LLC **116 29th Avenue North** **Nashville, TN 37203**	**Same**	**Map 104** **Parcel 339**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $ 540,000.00

Affiant

Sworn to and subscribed before me, this 21th day of January, 2003.

Notary Public

My commission expires: 11/26/05

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Building Exchange Company** ("BEC"), **James O. Hastings, Jr. and Jeannie R. Hastings** (collectively referred to as "Hastings") (BEC and Hastings hereinafter called the "Sellers"), have bargained and sold, and by these present does transfer and convey unto **Anderson Thomas Properties, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Sellers' interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

Sellers covenant (a) lawful seisin of the Property and (b) full right and power to convey same. Hastings covenant that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2003 and thereafter, which

Buyer assumes and agrees to pay. This conveyance is made subject to all (i) governmental laws, ordinances and regulations affecting the Property; (ii) 2003 taxes, a lien, not yet due payable; (iii) restrictions and stipulations of record including all matters of Plat of Record at Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee; and (iv) easements, if any, on, above, or below the surface.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

BEC and Hastings, each as to itself only, further covenants and bind themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under BEC and Hastings, respectively (other than claims arising out of the matters set forth), 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.

IN WITNESS WHEREOF, Sellers have caused this Special Warranty Deed to be executed effective as of the 27th day of January, 2003.

GRANTOR:

James O. Hastings, Jr.

Jeannie R. Hastings

BUILDING EXCHANGE COMPANY

By: _____

Its: Vice President

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James O. Hastings, Jr. and Jeannie R. Hastings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27th day of January, 2003.

Notary Public

My commission expires: 11/26/05

STATE OF VIRGINIA)
CITY)
~~COUNTY~~ OF RICHMOND) SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID L. LINDEMUTH, a duly authorized officer of Building Exchange Company, who acknowledged that he executed the foregoing for the purposes herein contained. Witness my hand and official seal this 23rd day of January, 2003.

Witness my hand, at Office, this 23rd day of January, 2003.

Notary Public

My commission expires: 5/31/05

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of the A. C. Wilkerson's Subdivision of Lot 44 of Boyd's Cockrill Spring Tract, a plan of which is of record in Book 161, page 44, Registrar's Office for Davidson County.

Said lot No. 9 fronts 50 feet on the easterly side of Vernon Street (now 29th Avenue North) and extends back easterly between parallel lines and with the southerly lien of Poston Street 120 feet to an alley.

Being that same property conveyed to Building Exchange Company pursuant to an unrecorded warranty deed dated August 27, 2002 from James O. Hastings, Jr. and Jeannie R. Hastings.

Being that same property conveyed to James O. Hastings, Jr. and Jeannie R. Hastings by Deed of Record in Book 10398, Page 192, Registrar's Office of Davidson County, Tennessee.

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