THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER AND MAIL BILLS TO:	PROPERTY ADDRESS:	INDEXING INSTRUCTIONS:
Kay K. Bains, Esq. Walston, Wells, Anderson & Bains, LLP 505 20th Street North, Suite 500 Birmingham, Alabama 35203	McRedmond Partners, LLC 3401 West End Avenue Suite 670 Nashville, Tennessee 37203	1226 2nd Avenue North Nashville, Tennessee Map/Parcel No.: 082-9-375	

Davidson County DEEDWARR
Recvd: 02/05/03 09:25 4pgs
Fees:23.00 Taxes:2682.50

20030205-0015670

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **AMSOUTH BANK,** an Alabama state banking corporation, successor by merger to First American National Bank of Nashville (referred to herein as the "Grantor"), in favor of **MCREDMOND PARTNERS, LLC,** a Tennessee limited liability company (referred to herein as the "Grantee").

W I T N E S S E T H:

THAT, in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Grantor hereby conveys, transfers and specially warrants unto the Grantee and Grantee's successors and assigns, the Property which is more particularly described as follows:

BEING a parcel of land in the First Civil District, Davidson County, Tennessee bounded on the north by Monroe Street, the east by First Avenue North, the south by Madison Street and on the west by Second Avenue North, being Lot Nos. 23, 24, 25 and 26 shown on the Plan of Hugh W. McGavock's Addition of record in Book 21, page 77, Register's Office, Davidson County, Tennessee, and Lot Nos. 38, 39, 40, 57, 58, 59, and 60, shown on the Plan of H.W. McGavock's Addition of record in Book 17, page 640, said Register's Office and that portion of Alley No. 222, now closed, by Metropolitan Council Bill No. 82-886, and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly margin of Second Avenue North and the northerly margin of Madison Street; thence, with said margin of Second Avenue North N 30° 21' W, 569.00 feet to the southerly margin of Monroe Street; thence, with said margin of Monroe Street N 59° 41' 20" E, 365.32 feet to the westerly margin of First Avenue North; thence, with said margin of First Avenue North S 30° 21' 39" E,567.88 feet to the northerly margin of Madison Street; thence, with said margin of Madison Street S 59° 30' 48" W, 365.32 feet to the point of beginning, containing 207.662 square feet or 4.77 acres, more or less.

Being the same property conveyed to First American National Bank of Nashville, by deed of record in Book 7350, page 415, said Register's Office, Davidson County, Tennessee. The said First American National Bank of Nashville is now known as AmSouth Bank, an Alabama state banking corporation.

SUBJECT to zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the Property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).

SUBJECT to all easements, covenants, restrictions, consents or agreements of record or discoverable by inspection of the Property (if any such exist).

SUBJECT to any licenses, permits, authorizations or similar items in connection with the conduct of any activity upon the Property (if any such exist).

SUBJECT to real estate taxes for 2003 and subsequent years.

The drafters of this deed, by virtue of its preparation, make no representations whatsoever regarding the status of title, encroachments, acreage, easements or other access, or the accuracy of the boundary calls for the real property described herein, this instrument being prepared solely from the directions, metes and bounds description and other information provided by the Grantor and the Grantee named in this deed.

TOGETHER WITH any and all rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the Property, along with all of the hereditaments, appurtenances, improvements (if any), buildings (if any) on the Property, and all other estates, easements and interests that appertain to or run with the Property, over to Grantee.

Grantee hereby takes any improvements, (if any) on the Property "as is," and Grantor is not liable or bound in manner by any verbal or written statements or representations regarding such improvements or the operations, condition, character or quality of any such improvements on the Property.

Grantor warrants and covenants with the Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has full power, authority and right to make this conveyance pursuant to this Special Warranty Deed, that the title thereto is clear, free and unencumbered (except as listed in this Special Warranty Deed), and that Grantor shall forever warrant and defend said title against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 31st day of January, 2003.

GRANTOR:

AMSOUTH BANK, an Alabama state banking corporation

By Bill Yell

Its Vice President

Grantor's Contact Information:

AmSouth Bank
Properties Department
3000 Galleria Tower, Suite 1600
Birmingham, AL 35288
205-560-2478

Grantee's Contact Information

McRedmond Partners, LLC
~~P.O. Box 100903~~
~~Nashville, Tennessee 37244~~
Attention: Stephen M. McRedmond
3401 West End Avenue
Suite 670
Nashville, TN 37203

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned authority in and for the said county and state. on this 29th day of January, 2003, within my jurisdiction, the within named Bill Jolliff, duly identified before me, who acknowledged to me that (he)(she) is Vice President of AmSouth Bank, an Alabama state banking corporation, and that for and on behalf of said banking association, and as the act and deed of said banking association, he executed the above and foregoing instrument, after first having been duly authorized by said banking association so to do.

LaTashia M. Clay
NOTARY PUBLIC

LATASHIA M CLAY NOTARY PUBLIC ALABAMA-STATE

My Commission Expires:

Notary Public, Jefferson County, Alabama
My Commission Expires February 18, 2004

(Affix official seal, if applicable)

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $725,000.

Stephen McRedmond
AFFIANT

Subscribed and sworn to before me this 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

3-26-06

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

(Affix official seal, if applicable)